



Item.....	15
Meeting.....	2008 May 26

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2008 May 21
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 01
Reference: Rez Series
SUBJECT: REZONING APPLICATIONS
PURPOSE: To submit the current series of new rezoning applications for Council's consideration.

RECOMMENDATION:

1. **THAT** Council set a Public Hearing for this group of rezonings on 2008 June 24 at 7:30 p.m. except where noted otherwise in the individual reports.

REPORT

Attached please find reports on outstanding rezoning applications. A short form notation of the report recommendations are also outlined for the convenience of Council.

		Page No.	Recommend. Page No.
Item #1	Application for the rezoning of:		
Rez #08-08	Lots 13 & 14 Except: the North 20 ft., Blk 9, D.L. 122, Group 1, NWD Plan 1308 and Lot 52, D.L. 122, Group 1, NWD Plan 44042	311	314

From: C7 Drive-In Restaurant District and C4 Service Commercial District

To: CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District and Hastings Street Area Plan as guidelines)

Address: 4552 & 4556 Hastings Street

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

**City Manager
Rezoning Applications
2008 May 21Page 2**

**Page
No. Recommend.
Page No.**

Item #2 Application for the Rezoning of:
Rez #08-09 Lot 6, Blk 8, D.L. 94, Group 1, NWD Plan 1117

318

320

From: R5 Residential District

**To: CD Comprehensive Development District (based on
RM2 Multiple Family Residential District and Royal
Oak Community Plan guidelines)**

Address: 6508 Selma Avenue

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to the property owners of 6440, 6460, 6470, 6488 and 6498 Selma Avenue for information purposes.
2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #3 Application for the rezoning of:
Rez #08-11 Lot B, D.L. 90, Group 1, NWD Plan 20144

324

326

From: R5 Residential District

To: R5b Residential District

Address: 7868 Elwell Street

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #4 Application for the rezoning of:
**Rez #08-13 Parcel "B" (Expl. Plan 14855) of Lot 1, Blk 4, D.L. 59,
Group 1, NWD Plan 3050 and Lot 89, D.L. 59, Group 1,
NWD Plan 42646**

329

331

From: C6 Gasoline Service Station District and P8 Parking District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

Address: 7118 & 7128 Lougheed Highway

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #5 Rez #08-14	Application for the Rezoning of: Lots 24 – 28, Blk 5, D.L. 121, Group 1, NWD Plan1054	334	337
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From: C8a Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings) and Hastings Street Area Plan guidelines)

Address: 4437 & 4449 Hastings Street

RECOMMENDATION:

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

Item #6 Rez #08-15	Application for the Rezoning of: Portion of Lot 1, D.L.'s 31, 101, 102, 141, 144, 147, 209, 210 & 211, NWD Plan BCP6258 Except: Part on Plans BCP25760, BCP29666 and BCP31371	342	344
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From: CD Comprehensive Development District (based on P3 Park and Public Use District and C3f General Commercial District)

To: Amended CD Comprehensive Development District (based on P3 Park and Public Use District, C3f General Commercial District and SFU Official Community Plan guidelines and in accordance with the development plan entitled "Himalayan Peak Patio" prepared by PWL Partnership)

Address: Ptn. of 8888 University Drive

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on June 9, 2008, and to a Public Hearing on June 24, 2008 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) Amendment of the Town Square Statutory right-of-way to provide for the restaurant patio in accordance with Sections 3.1 and 3.4 of this report.

Item #7 Application for the rezoning of:
Rez #08-16 See attached Schedule A

350

353

From: C3 General Commercial District, C4 Service Commercial District and C7 Drive-In Restaurant District

To: C4a Service Commercial District

Address: 4500, 4600, 4700, 4800 (Except: 4801) Hastings Street and 402 Willingdon Avenue

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 June 09 and to a Public Hearing on 2008 June 24 at 7:30 p.m.
2. **THAT** Council approve the above proposed text amendment and authorize the preparation of a bylaw to be forwarded to First Reading on 2008 June 09 and to a Public Hearing on 2008 June 24 at 7:30 p.m.

Item #8 Application for the Rezoning of:
Rez #08-17 Ptn. of Lot 2 Except: Part Subdivided by Plan
LMP46623, D.L.'s 162, 163 & 165, Group 1, NWD Plan
LMP40993

3595

359

From: CD Comprehensive Development District (based on M2
General Industrial District, M5 Light Industrial District
and P8 Parking District)

To: Amended CD Comprehensive Development District
(based on M5 Light Industrial District and Glenlyon
Concept Plan guidelines)

Address: Ptn. of 5115 North Fraser Way

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

Item #9 Application for the Rezoning of:
Rez #07-59 Lots A & B, D.L. 120, Group 1, NWD Plan 13545, Lot
A, D.L. 120, Group 1, NWD Plan 9309, Parcel One
(Expl. Plan 12387), D.L. 120, Group 1, NWD Plan 9309
and Lot B Except: Firstly: Part on Expl. Plan 12387 and
Secondly: Parcel A (Ref. Plan 30241), D.L. 120, Group
1, NWD Plan 9309

363

367

From: M1 Manufacturing District, M5 Light Industrial District
and C4 Service Commercial District)

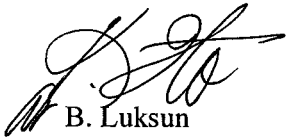
To: CD Comprehensive Development District (based on
RM5 Multiple Family Residential District, P3 Park and
Public Use District and Brentwood Town Centre Plan
guidelines)

Address: 1680 & 1710 Gilmore Avenue, 1771, 1779 & 1791
Douglas Road

RECOMMENDATIONS:

1. **THAT** copies of this report be sent to the owners at 1735 and
1763 Douglas Road.
2. **THAT** the Brentwood Town Centre Development Plan Land Use
Concept sketch be amended to indicate tower forms and an RM5
designation for the Succession properties bounded by Gilmore
Avenue, Douglas Road, Halifax Street and the First Avenue
Connector as outlined in Section 3.1 of this report.

3. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



B. Luksun
Director Planning and Building

:gk
Attach

P:\Gulzar\PL - Rez Series May 26.doc

Rezoning Reference #08-16
Schedule A

ZONING

4507 Hastings St.	Lot 74 except: part dedicated road on Plan LMP28437, DL 122, Grp 1, NWD Plan 55570	C4 C4
4518 Hastings St.	Lot 4 except: north 20 feet, DL 122, Grp 1, NWD Plan 1308	C4
4523 Hastings St.	Lot 32, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
4524 Hastings St.	Lot 39, DL 122, Grp 1, NWD Plan 21876	C4
4527 Hastings St.	Lot 'A', DL 122, Grp 1, NWD Plan 12351	C4
4528 Hastings St.	Lot 67, DL 122, Grp 1, NWD Plan 51171	C4
4531 Hastings St.	Lot 'B', DL 122, Grp 1, NWD Plan 12351	C4
4535 Hastings St.	Lot 29, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
4536 Hastings St.	Lot 10 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308	C4 C4
4543 Hastings St.	Lot 28, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
4544 Hastings St.	Lot 11 except: north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308	C4 C4
4547 Hastings St.	Lot 64, DL 122, Grp 1, NWD Plan 49417	C4
4548 Hastings St.	Lot 12 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308	C4 C4
4552 Hastings St.	Lot 13 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308	C4 C4
	Lot 14 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308	C4
4555 Hastings St.	Lot 25, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 24, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 23, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 22, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
4556 Hastings St.	Lot 52, DL 122, Grp 1, NWD Plan 44042	C7
4585 Hastings St.	Lot 21, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 20, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
4600 Hastings St.	Lot 1 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4 C4
	Lot 2 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 3 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4 C4
4605 Hastings St.	Lot 36, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 35, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4609 Hastings St.	Lot 34, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4611 Hastings St.	Lot 33, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4615 Hastings St.	Lot 32, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4621 Hastings St.	Lot 31, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4622 Hastings St.	Lot 4 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4 C4
4624 Hastings St.	Lot 73, DL 122, Grp 1, NWD Plan 54156	C4
4625 Hastings St.	Lot 30, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4629 Hastings St.	Lot 29, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4633 Hastings St.	Lot 28, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4634 Hastings St.	Lot 84, DL 122, Grp 1, NWD Plan 66766	C4

Rezoning Reference #08-16

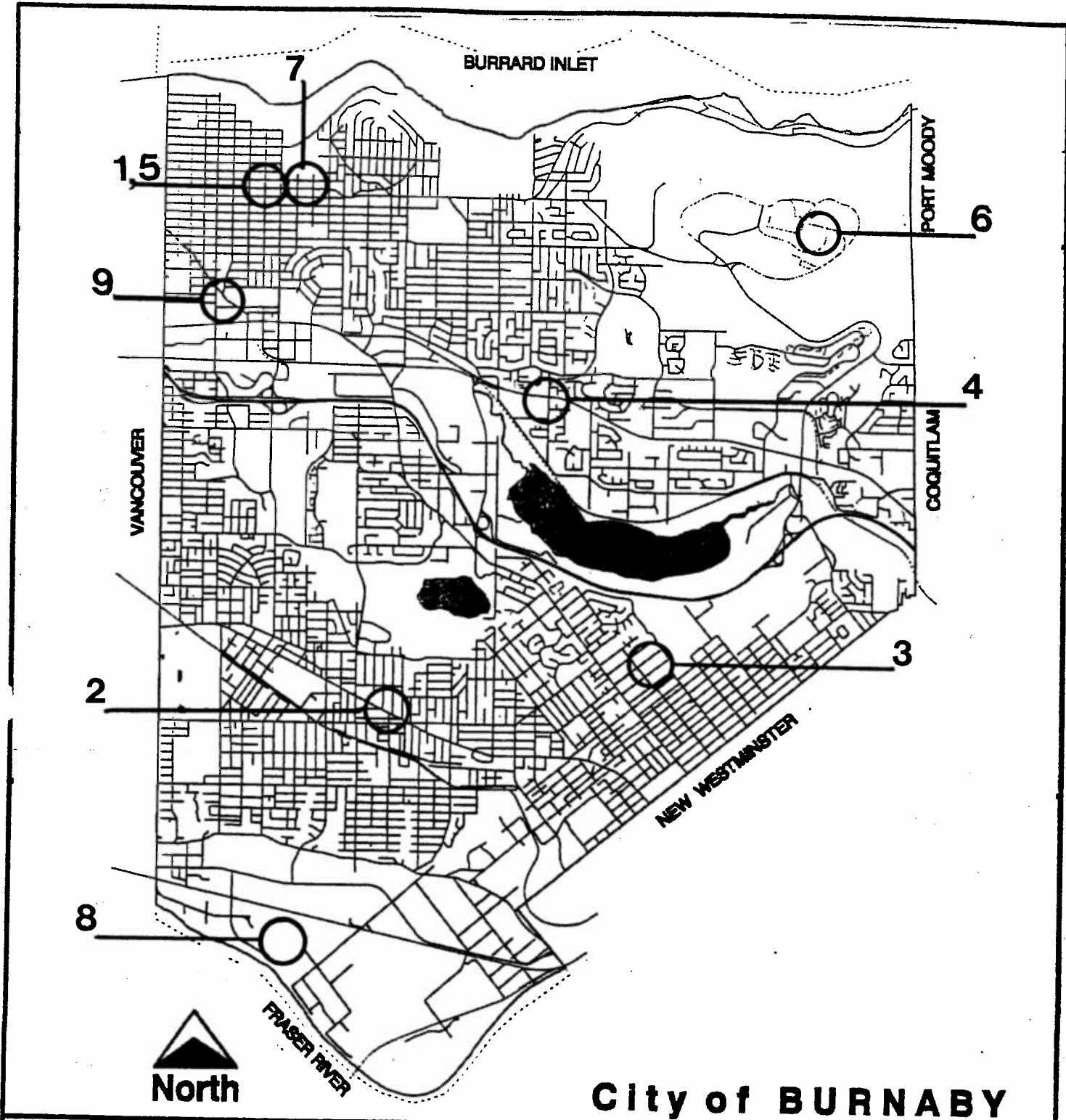
Schedule A

Page 2

		<u>ZONING</u>
4635 Hastings St.	Lot 76, DL 122, Grp 1, NWD Plan 57827	C4
4638 Hastings St.	Lot 'A', DL 122, Grp 1, NWD Plan 21728	C4
4651 Hastings St.	Lot 24, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 23, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4656 Hastings St.	Lot 49, DL 122, Grp 1, NWD Plan 42518	C4
4663 Hastings St.	Lot 22, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4672 Hastings St	Lot 15 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4
4680 Hastings St.	Lot 16 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 17 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 18 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4
4695 Hastings St.	Lot 71, DL 122, Grp 1, NWD Plan 54238	C4
4701 Hastings St.	Lot 36, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
4702 Hastings St.	Lot 77, DL 122, Grp 1, NWD Plan 58639	C4
4705 Hastings St.	Lot 75, DL 122, Grp 1, NWD Plan 54739	C4
4715 Hastings St.	Lot 33, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 32, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
4716 Hastings St.	Lot 5 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 6 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 7 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 8 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 9 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
4719 Hastings St.	Lot 31, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 30, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 29, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
4727 Hastings St.	Lot 70, DL 122, Grp 1, NWD Plan 51204	C4
4736 Hastings St.	Lot 10 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
4737 Hastings St.	Lot 69, DL 122, Grp 1, NWD Plan 51204	C4
4749 Hastings St.	Lot 24, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
4759 Hastings St.	Lot 23, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
4775 Hastings St.	Parcel One (Explanatory Plan 35212) except part in Plan LMP26259 of Lot A, Blk 6, DL 122, Grp 1, NWD Plan 1308 Lot A except: firstly: Parcel One (Explanatory Plan 35212), Secondly: part dedicated as road on Plan LMP26259, Blk 6, DL 122, Grp 1, NWD Plan 1308	C7
4780 Hastings St.	Lot 1, DL 122, Grp 1, NWD Plan BCP8022	C4

ZONING

4806 Hastings St.	Lot 53 except: part road on Plan LMP27186, DL 122, Grp 1, NWD Plan 48766	C4
4853 Hastings St.	Lot 68, DL 122, Grp 1, NWD Plan 51314	C4
4856 Hastings St.	Lot 78, DL 122, Grp 1, NWD Plan 60320	C4
4877 Hastings St.	Parcel 'B', DL 122, Grp 1, NWD Plan 59180	C4
4890 Hastings St.	Lot A (BY148661E) except: part dedicated road on Plan LMP28694, Blk 12, DL 122, Grp 1, NWD Plan 1308	C4
402 Willingdon Ave.	Lot 43, DL 122, Grp 1, NWD Plan 34837	C3



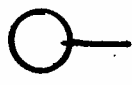
City of BURNABY



Planning And Building Department

Scale:	
Drawn By:	PL
Date:	2008 MAY 26

Rezoning Series

 Item Nos.

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-08
2008 May 26

ITEM #1

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Boffo Developments (Alpha) Ltd.
201 – 4695 Hastings Street
Burnaby, B.C. V5C 2K6
(Attention: Brad Marko)
- 1.2 Subject:** Application for the rezoning of:
Lots 13 & 14 Except: the north 20 ft., Blk 9, D.L. 122, Group 1,
NWD Plan 1308 and Lot 52, D.L. 122, Group 1, NWD Plan 44042
- From:** C7 Drive-In Restaurant District and C4 Service
Commercial District
- To:** CD Comprehensive Development District (based on C2
Community Commercial District, RM3 Multiple Family
Residential District and Hastings Street Area Plan as
guidelines)
- 1.3 Address:** 4552 & 4556 Hastings Street
- 1.4 Location:** The subject site is located at the southwest corner of Hastings Street
and Alpha Avenue (Sketch #1 attached)
- 1.5 Size:** The gross site is 70.39 m (231 ft.) wide by 36.55 m (120 ft.) deep,
with an area of approximately 2,573 m² (27,694 sq.ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
a four-storey mixed-use development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is comprised of three lots at 4552 (two legal lots) and 4556 Hastings
Street. 4552 Hastings Street is currently improved with an older one-storey restaurant,
while 4556 Hastings Street is improved with a vacant commercial building that was
previously occupied by a McDonald's Restaurant. Commercial and service oriented C4
District uses are located to the west, north, and east of the subject site fronting Hastings

Street. A City-owned public parking lot and single-family dwellings are located to the south across the lane.

3.0 BACKGROUND INFORMATION

3.1 The subject site is located within the recently extended Hastings Street Area Plan. On 2008 April 07, Council adopted an extension to the Hastings Street Area Plan to include the Hastings Street frontage extending from Willingdon Avenue east to Delta Avenue (see Sketch #2 *attached*). The overall intent of the Plan extension is to revitalize the Hastings Street corridor east of Willingdon Avenue. The Plan extension, which underwent a public review and consultation process, seeks a dual approach to revitalization: broadening the range of permitted commercial uses within the Plan extension area through the creation of the new C4a zoning sub-district; and permitting the option for individual sites to redevelop to four-storey mixed-use forms on a site-by-site basis through rezoning to the CD Comprehensive Development District (based on RM3 Multiple Family District and C2 Community Commercial District guidelines). The subject site is located with this Plan extension area and is accordingly designated for future mixed-use development.

4.0 GENERAL INFORMATION

4.1 The applicant is requesting the rezoning of 4552 and 4556 Hastings Street to the Comprehensive Development District (based on the RM3 and C2 Districts as guidelines) to permit the development of a four-storey mixed-use development, with grade-level commercial retail units, second storey offices, and two storeys of residential apartments above. Vehicular access is proposed from the lane. The majority of parking will be provided underground, with a few surface commercial spaces at the rear of the development. The proposed development is consistent with the Plan extension adopted by Council. On-street parking on Alpha Avenue adjacent the site would also be sought in connection with this rezoning application, which would contribute to public parking in the area.

Rezoning Reference #08-16 (which appears in the rezoning series on this meeting's agenda) proposes the rezoning of the commercial properties fronting Hastings Street between Willingdon Avenue and Delta Avenue, including the subject properties, from the existing C3, C4 and C7 Districts to the C4 "a" District. Due to the proposed timing, it is expected that the C4 "a" District area rezoning will be completed prior to Rezoning Reference #08-08 being advanced for Final Adoption. Therefore, should Rezoning Reference #08-08 not obtain Final Adoption of its rezoning bylaw, the site will remain with its new C4 "a" District zoning.

4.2 The following road dedications and statutory rights-of-way are required in connection with the subject rezoning amendment:

- 1.5 m statutory right-of-way along Hastings Street for boulevard improvements;
 - 1 m road dedication off Alpha Avenue; and
 - 3 m x 3 m corner truncation dedication at Hastings Street and Alpha Avenue.
- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:
- Provision of new separated sidewalks, stamped concrete paving, street trees, and pedestrian lighting on Hastings Street and Alpha Avenue abutting the site;
 - Pavement widening on Alpha Avenue abutting the site to 12.8 m to accommodate new angled parking, including construction of a new curb on the east side of the street; and
 - Upgrade of the lane abutting the site.
- 4.4 A Section 219 Covenant restricting the enclosure of balconies will be required.
- 4.5 Stormwater management best practices in line with established guidelines will be required.
- 4.6 Site Profile and resolution of any arising requirements will be required.
- 4.7 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 4.8 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system may be necessary at the Preliminary Plan Approval stage.
- 4.9 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 4.10 The feasibility of undergrounding overhead wiring in the lane abutting the site will be examined.
- 4.11 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

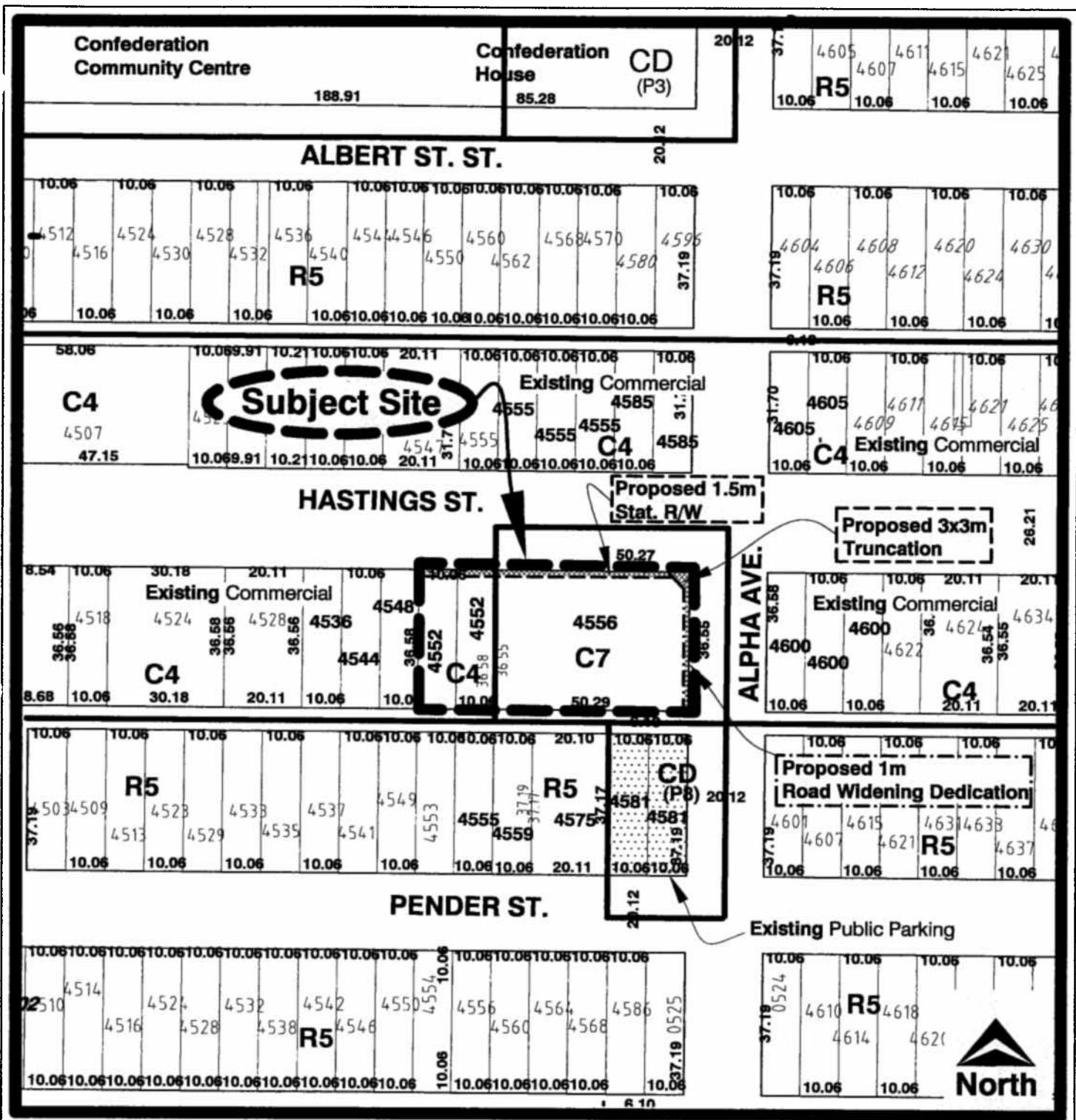
1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

BVI.

KH:gk
Attach

cc: City Clerk
Director Engineering
Director Parks, Recreation and Cultural Services

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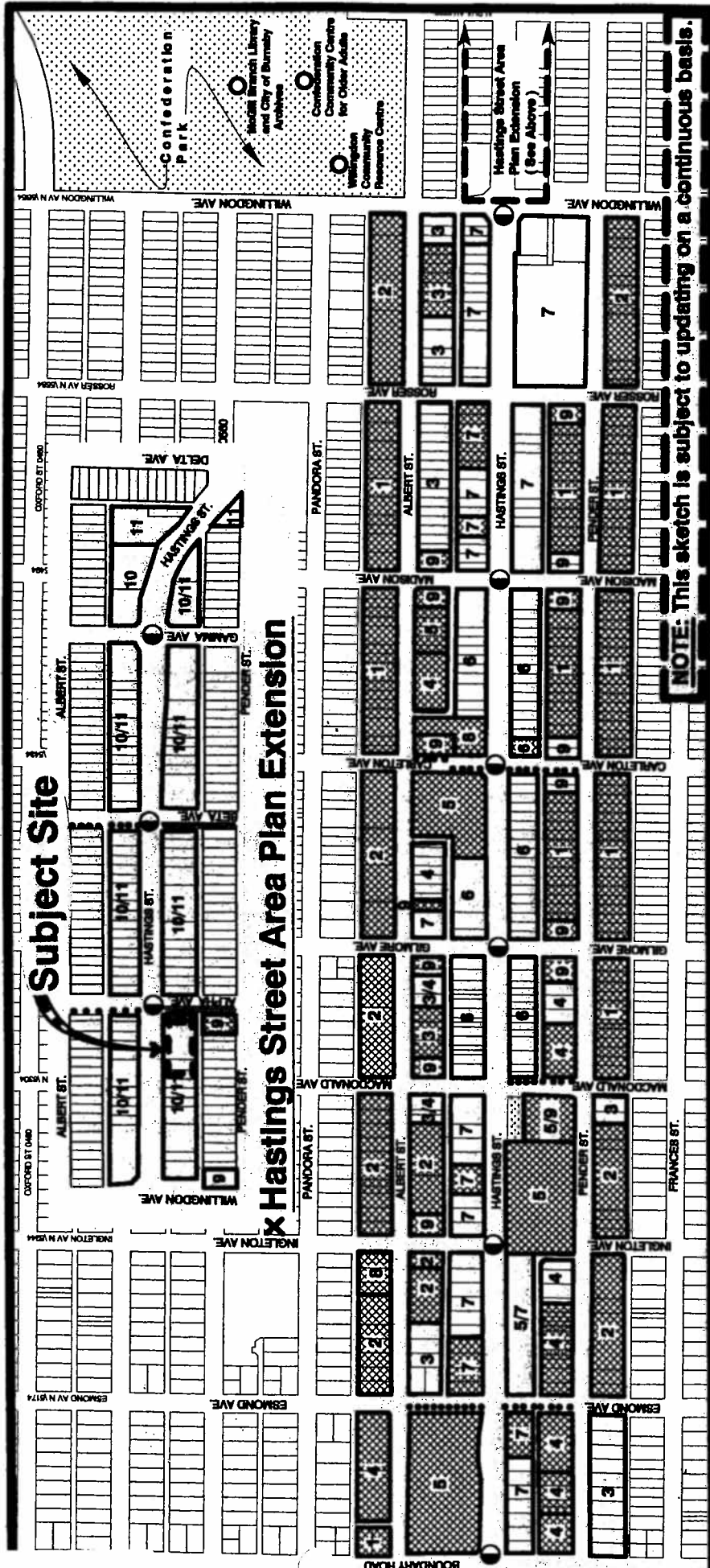


Planning and Building Department

Scale: 1 = 1500
Drawn By: J.P.C.
Date: May 2008

REZONING REFERENCE # 08 -- 08
4552,4556 Hastings St.
 (Proposed Commercial / Residential Building)

Sketch # 1



Hastings Street Area Development Plan
(Including Extension)

Land Use Concept

LEGEND:

- 1 → Single and Two Family dwellings (Retained)
- 2 → Low Rise Multi-Family Residential (RM3)
- 3 → Single, Two Family or 2 1/2 Storey Townhousing (RM6)
- 4 → 3 1/2 Storey Townhousing (CD RM7)
- 5 → Comprehensive Development (CD)
- 6 → Core Commercial (4 Storey Mixed Use) (C8)
- 7 → Non-Core Commercial (4 Storey Mixed Use) (C8a)
- 8 → Institutional
- 9 → Parking
- 10 → Non-Core Commercial CD (RM3, C2)
- 11 → Commercial Retail (C4a)

- ▨ Park, Public Open Space
- Existing Traffic Signal
- ⬆ Existing Angled Street Parking
- ⬆ Future Angled Street Parking
- ▨ Completed or Rezoned in Accordance with Development Guidelines

NOTE: This sketch is subject to updating on a continuous basis.

City of Burnaby
Planning and Building Department

North

Updated to April 2008

REZONING REFERENCE # 08 -- 08
4552,4556 Hastings St.
 (Proposed Commercial / Residential Building)

Sketch # 2

BOFFO DEVELOPMENTS (ALPHA) LTD.

#201 – 4695 E. Hastings Street
Burnaby, BC V5C 2K6
Tel. 604.299.3443 | Fax 604.291.2907

April 23, 2008

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Attention: His Worship Mayor Corrigan and Members of Council

Re: Letter of Intent for a Proposed Mixed Use Development at 4552 & 4556 Hastings Street

We are writing to request favorable consideration of our Rezoning Application to develop the above noted properties to allow for the construction of a Comprehensive Four-story Mixed Use Development with in the recently approved Hastings Street Area Plan Extension east of Willingdon Avenue.

The proposal will consist of a Four-Story Mixed-use Development comprising Commercial/Retail uses at street level fronting Hastings Street, second story office uses and two stories of market condominiums. Parking access will be from the lane with some commercial parking at grade and the balance of the parking underground.

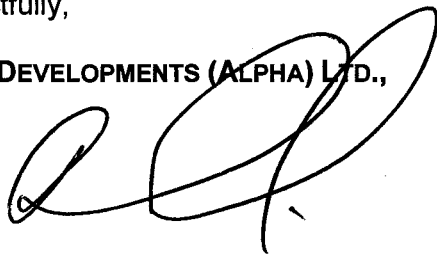
We are proposing to Rezone the properties to a CD (Comprehensive Development) Zone based on the RM-3 and C-2 Zoning Bylaws which is consistent with the recently approved land use policy report adopted by Council on April 7, 2008. The Old McDonalds Restaurant at 4556 Hastings is currently zoned C-7 and the Restaurant at 4552 Hastings Street is Zoned C-4.

The existing vacant Old McDonalds Restaurant and existing one-story Restaurant on 4552 Hastings Street will need to be demolished to allow for this Comprehensive Development.

This exciting new development in the Heights Area of Burnaby will provide the community with a much needed start to the planned revitalization of the area. We look forward to working with staff and the community to develop a suitable plan of development.

Respectfully,

BOFFO DEVELOPMENTS (ALPHA) LTD.,



Brad Marko, RI (B.C.)
Development Manager

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-09
2008 MAY 26

ITEM #2

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Jaswant Muker
5875 McKee Avenue
Burnaby, BC
V5J 2V4
- 1.2 **Subject:** Application for the rezoning of:
Lot 6, Blk 8, D.L. 94, Group 1, NWD Plan 1117
- From:** R5 Residential District
- To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan guidelines)
- 1.3 **Address:** 6508 Selma Avenue
- 1.4 **Location:** The subject site is located on the east side of Selma Avenue, at the termination of Selma Avenue south of Irving Street (Sketch #1 attached)
- 1.5 **Size:** The site is irregular in shape with a street-facing width of 19.93m (65.38 ft) a depth of 51.64m (169.55 ft) and a total area of 1306.03 m² (14,058 sq. ft)
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a three-storey townhouse development with under-unit parking.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site accommodates a single-family dwelling. Directly to the north are two 33 foot wide lots accommodating single-family dwellings constructed in 1996. To the west,

across Selma Avenue are single-family dwellings. Directly to the south is a Best Western motel at 5411 Kingsway.

3.0 BACKGROUND INFORMATION:

Falling within Sub-Area 9 of the adopted Royal Oak Community Plan (see *attached* Sketch #2), the subject property at 6508 Selma Avenue is identified to be consolidated with the properties to the north at 6440, 6460, 6470, 6488 and 6498 Selma Avenue for multiple-family redevelopment under the CD Comprehensive Development District (utilizing the RM3 Multiple-family District as a guideline). The applicant has attempted to acquire the property directly to the north at 6498 Selma Avenue, but has been unsuccessful. The dwelling on 6498 Selma Avenue was constructed in 1996 and has a high improvement value; as such, it is not available for consolidation with the subject site. The proposed infill development is supportable as the subject site is at the southern end of the identified six-lot consolidation and, as such, will not affect the future consolidation of the five aforementioned lots to the north.

The subject site does not meet the minimum area and width for a CD (RM3). Therefore, the subject site is being proposed as a small-lot infill multiple family development under the CD Comprehensive Development District (utilizing the RM2 Multiple-family District as a guideline). While access to the site from the Selma Avenue frontage is constrained, the proposed access to this infill development off Selma Avenue is considered acceptable. In future, a planned service road along the southern frontage would allow for relocated access to the subject site from this future road. The design of the site will provide for this future access.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (utilizing the RM2 Multiple-Family Residential District and the Royal Oak Community Plan as guidelines) in order to permit the construction of a five-unit three-storey townhouse project to a maximum Floor Area Ratio (FAR) of 0.7 with under-unit parking. Access to the site will be from Selma Avenue, with future access to be available from the planned road to the south.
- 4.2 The Director of Engineering will be required to provide an estimate for all services necessary to serve this site which will include, but not necessarily be limited to: upgrading of Selma Avenue to an 11.0 m pavement with a curb and gutter and separated sidewalks with street lighting and street trees adjacent to the development site for the width of the development frontage. In addition, a 4.0 m by 4.0 m corner truncation is required at the south-west corner (see *attached* Sketch #1).

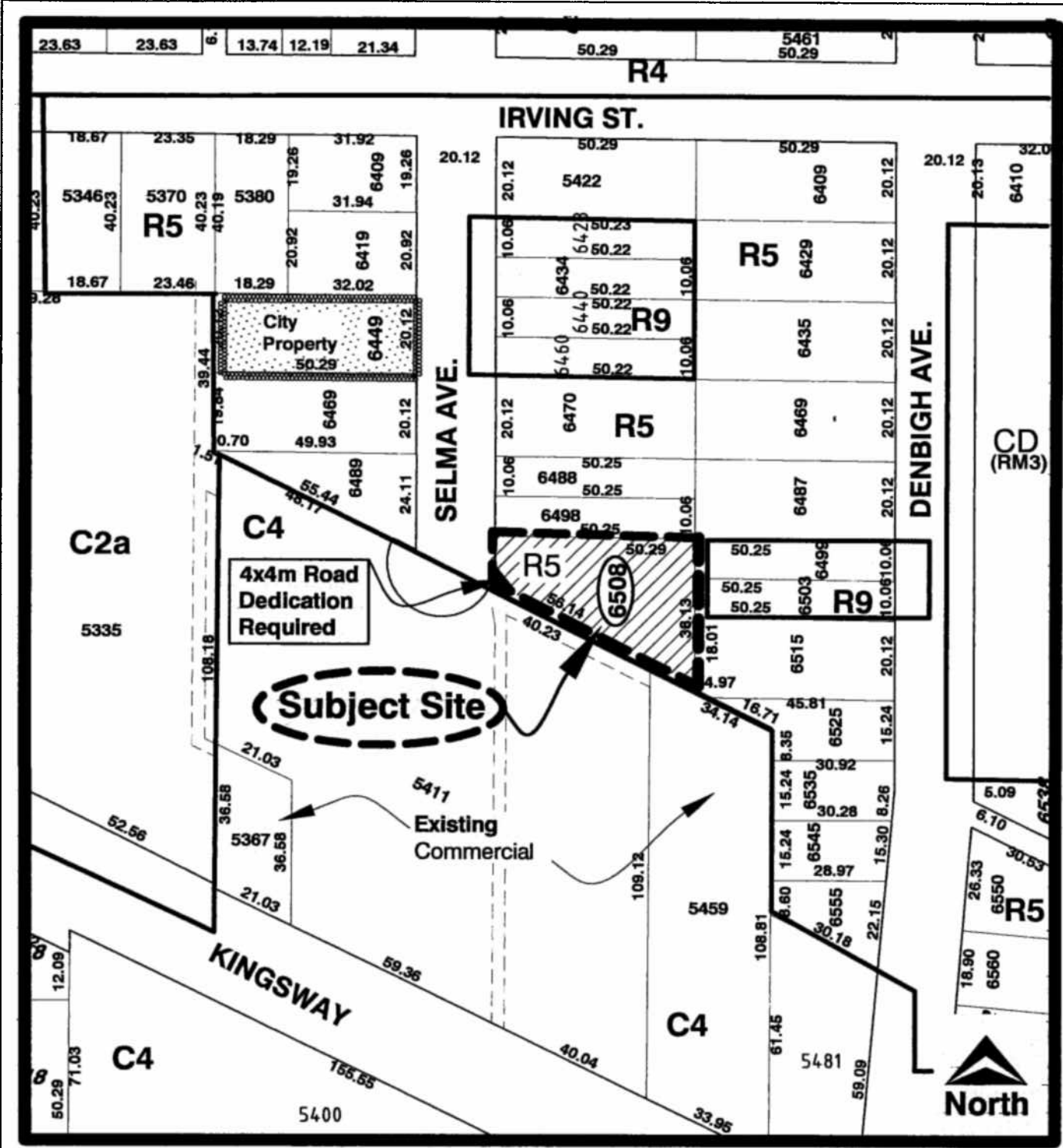
- 4.3 A tree survey will be required as the site contains some significant conifers. Any required to be retained are to be protected during site development and construction by chain link fencing, damage deposit and by a 219 Covenant where warranted.
- 4.4 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to: Section 219 Covenants restricting enclosure of balconies and the restriction of driveway gates.
- 4.5 The developer is responsible for the undergrounding of overhead wiring along the east side of Selma Avenue.
- 4.6 Due to the site's proximity to Kingsway, an acoustical study will be required for this rezoning to ensure compliance with the Council adopted noise criteria.
- 4.7 As a small site, Storm Water Management Best Practices will apply.
- 4.8 Provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions are required.
- 4.9 Applicable Development Cost Charges include:
 - a) Parkland Acquisition Charge of \$3.84 per sq. ft. of gross floor area.
 - b) GVS & DD Sewerage Charge of \$1,515 per dwelling unit.
 - c) School Site Acquisition Charge of \$900 per unit.

5.0 RECOMMENDATIONS

- 1. **THAT** a copy of this report be sent to the property owners of 6440, 6460, 6470, 6488 and 6498 Selma Avenue for information purposes.
- 2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

730/1.
DR:gk
Attach

cc. Director Engineering,
Director of Parks, Recreation and Cultural Services
City Clerk



Planning and Building Department

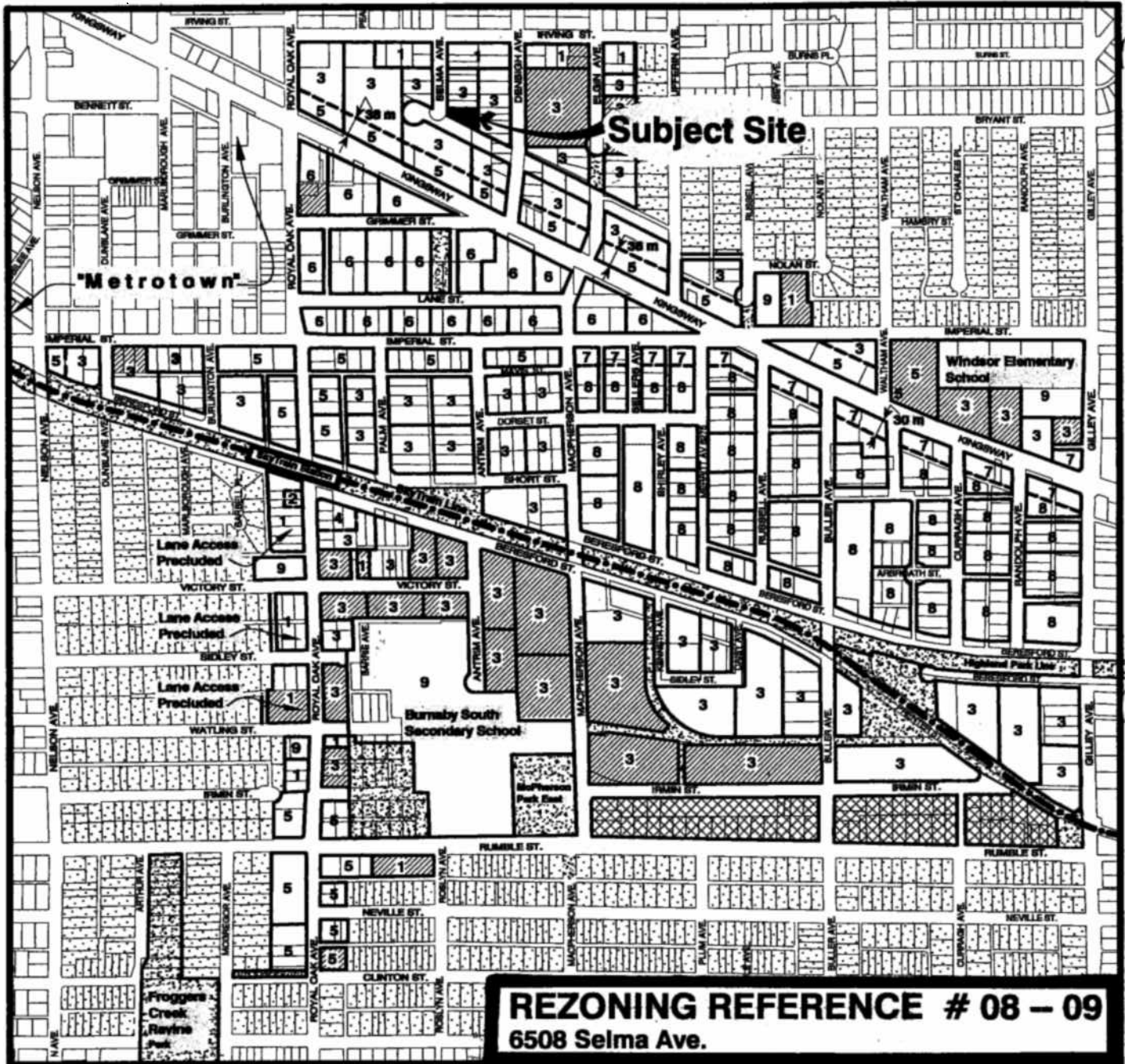
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Drawn By: J.P.C.

Date: May 2008

REZONING REFERENCE # 08 -- 09
6508 Selma Ave.

Sketch # 1



REZONING REFERENCE # 08 - 09
6508 Selma Ave.

LEGEND:

- 1. CD (RM2 or Infill)
- 2. CD (RM2 & C1 at Grade)
- 3. CD (RM3)
- 4. CD (RM3 & C1 at Grade)
- 5. CD (Proposed C9)
- 6. CD (Proposed C9a)
- 7. CD (C2)
- 8. CD (M5)
- 9. Institutional (School, Church, Assembly)

- Single and Two - Family Housing
- Park / Parkway / Public Open Space
- Completed or Rezoned In Accordance With Development Guidelines

Development sites in the Royal Oak Community Plan Area are Generally to be zoned Comprehensive Development District (CD) utilizing the outlined zoning designation.

Transition Area - Consult Planning for further information

**** This Sketch is Subject to Updating on a Continuous Basis.**

Updated to: March 2008



April 22, 2008

City of Burnaby
4949 Canada Way
Burnaby BC
Planning Department
Director of Planning/Council

**Re: 6508 Selma Avenue
Burnaby BC
V3H 3R4**

Letter of Intent

Present zoning is: R5

Proposed zoning: CD (RM2)

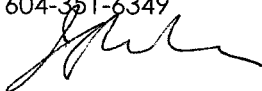
The intention and proposed development with the property (6508 Selma Ave.) is to build a townhouse complex (under comprehensive development RM2) with surface parking. The property is located in the Royal Oak community plan. The south side of the property is adjacent to a commercial motel (Best Western, Kingsway) and warehouse (Lordco Parts). The north side of the property is adjacent to a residential home, (6498 Selma Ave.) approximately 10 years old. A request was made to purchase this property above the BC assessment value. The present owners declined this offer. This 75 year old single family home at 6508 Selma, will need to be demolished and removed for this development to move forward.

Included with this letter is a preliminary design for 5 town homes. Our preference is to build based on this design; however, we are open to the recommendations of the city planners in order to proceed.

Please do not hesitate to contact me if further information is required.

Thank you for your time and consideration.

Jaswant Muker
5875 Mckee Avenue
Burnaby BC
V5J 2V4
604-351-6349



CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #08-11 2008 MAY 26

ITEM #3

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Jenny Lin
7868 Elwell Street
Burnaby, B.C. V5E 1M2
- 1.2 **Subject:** Application for the rezoning of:
Lot B, D.L. 90, Group 1, NWD Plan 20144
- From:** R5 Residential District
- To:** R5b Residential District
- 1.3 **Address:** 7868 Elwell Street
- 1.4 **Location:** The subject site is located on the south side of Elwell Street, west of Sixth Street (Sketch #1 attached).
- 1.5 **Size:** The site has an average lot width of ± 15.6 m (51.18 ft.) and depth of ± 55.13 m (180.87 ft.), with an area of 847.68 m^2 (9,124 sq. ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit an increase in the capacity of the current child care centre from a maximum of seven children to a maximum of ten children.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at 7868 Elwell Street, between Canada Way and Sixth Street. The site is currently improved with a single-family dwelling. A licenced family child care centre that can accommodate up to seven children operates within the dwelling. Vehicular access to the site is available off Elwell Street, which is constructed at an interim standard. Access is also potentially available via the rear lane.

The subject site is located within a stable single-family and two-family residential neighbourhood. Further to the north, at Mayfield Street and Sixth Street is Lakeview Elementary School, and further to the south, at Canada Way and Edmonds is Edmonds Community School. There are 3 family child care, 2 group child care, and 2 preschools within a 0.6 km radius of the subject site.

3.0 BACKGROUND INFORMATION

- 3.1 On 1989 August 21, Council gave Final Adoption to a text amendment to the Zoning Bylaw, creating the R1b through R6b Zoning Districts. The R “b” zoning sub-categories were created in order to permit the development of small group child care centres for eight to ten full-time children within residential dwellings, once staff, adjacent residents and Council have had the opportunity to review the proposal through a rezoning application. Guidelines for minimum site areas for this type of child care centre were established in conjunction with this text amendment.
- 3.2 For information, the operation of a licenced family child care centre (accommodating up to seven children) is permitted by the Zoning Bylaw as a “Home Occupation” in the single-family, two-family and most of the multiple-family zoning districts (subject to certain conditions). The current child care operation on the subject site conforms to the definition of “Home Occupation”.

4.0 GENERAL INFORMATION

- 4.1 This rezoning application has been submitted in order to permit the operation of a small group child care facility with up to 10 infants and toddlers (aged 0 to 36 months) within the existing two-storey dwelling on the subject property. This upgraded facility would require up to three staff as per Fraser Health Authority requirements, of which only one can be a non-resident person as stipulated by the Burnaby Zoning Bylaw. The applicant has indicated that care will be provided by 2 resident staff and 1 non-resident staff. Hours of operation are proposed to be between 8:00 am and 6:00 pm, with some children attending full-time and others attending part-time. Required outdoor play space will be provided on-site in the rear yard.

While the subject site meets the City’s minimum site area guidelines for a small group child care centre, the applicant will need to provide documentation from the Fraser Health Authority indicating that the proposed operation would meet the minimum indoor and outdoor space requirements of the Community Care and Assisted Living Licensing Act.

- 4.2 An increase in capacity of the current child care centre from seven to ten children with 3 staff would bring the overall parking requirement for the site to three spaces. Two parking spaces are currently provided within a double-car garage. One additional space would need to be accommodated on the property. As Elwell Street is classified a local

residential street with low traffic volume, an on-site vehicle turnaround space will not be required. Construction of the additional parking space in conformance with the prevailing bylaw requirements would be required prior to the finalization of the rezoning. With regards to the times and frequency of pick-up and drop-off activities, the applicant has indicated that arrival times are expected to be between 8:00 am – 10:00 am and departures between 3:00 pm – 6:00 pm.

4.3 The subject property is a deep lot with a rear yard that is approximately 26.5 m (87.25 ft) deep. With regards to potential increases in noise levels from the additional children using the outdoor play area, it is noted that the rear yard is screened with a 1.6 m (5.34 ft.) fence, landscaping and trees. The applicant owner has also advised this Department that no complaints have been received from neighbouring properties, at 7866 Elwell Street, and 6919 and 6935 Sixth Street.

5.0 CONCLUSION

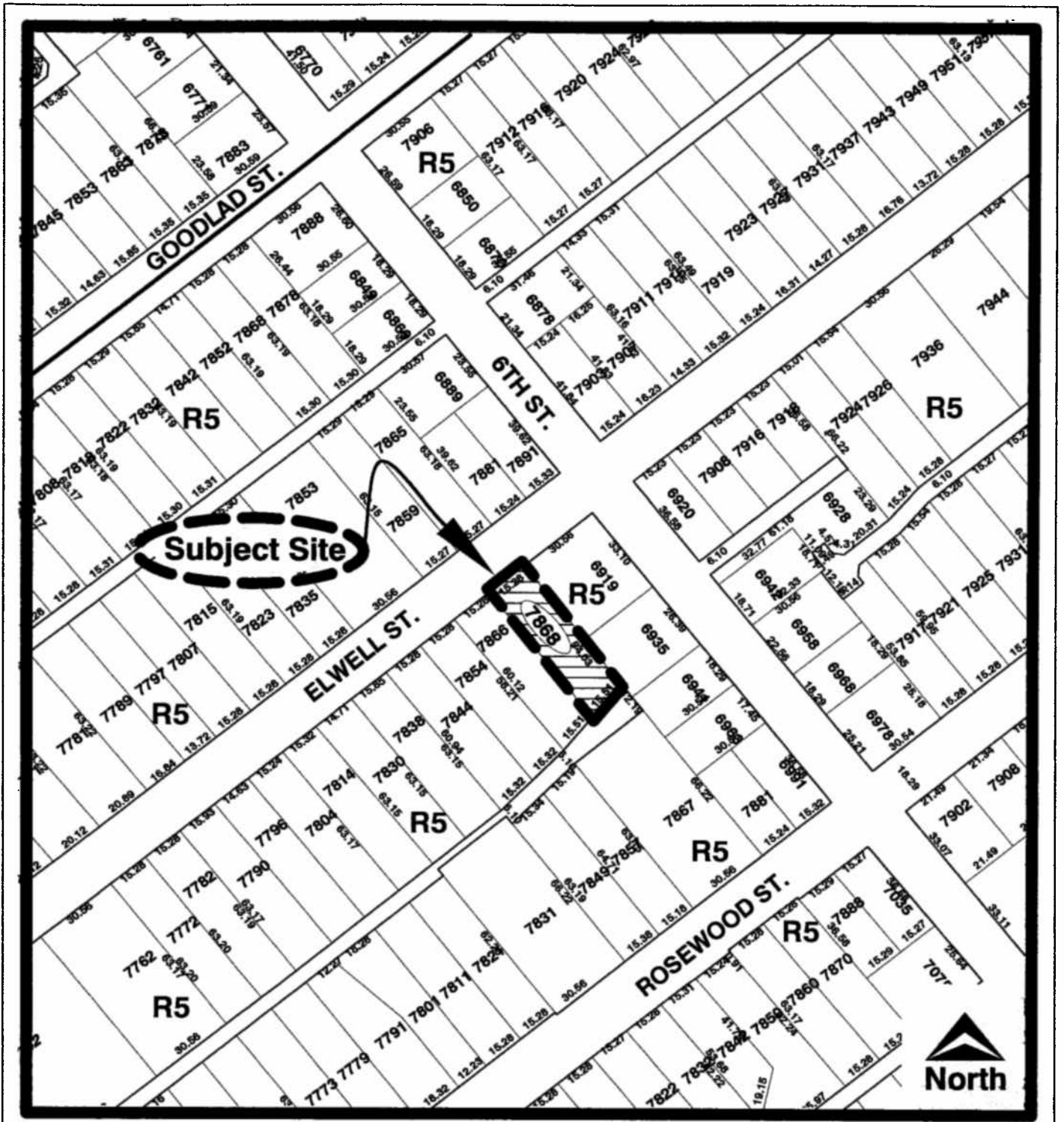
The proposed increase from 7 children to 10 children for this group child care centre is considered a modest proposal. Such child care centres provide a desirable social benefit for the community. This proposal will be required to meet all applicable requirements of the Fraser Health Authority and to accommodate the necessary parking on-site.

6.0 RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

BWJ.
ZM:gk
Attach

cc: Chief Licence Inspector
City Solicitor
City Clerk
Director Engineering
Fraser Health Authority – Attn. N. Marshall



City of Burnaby

Planning and Building Department

Scale: 1 = 1000

Drawn By: J.P.C.

Date: May 2008

REZONING REFERENCE # 08 -11

7868 Elwell St. (Daycare for 10 Children)

Sketch # 1

May 12, 2008

To whom may it concerned,

I, Hui-Peng, (Jenny) Lin, the owner of 7868 Elwell St. Burnaby, BC. V5E 1M2 would like to rezone my house to accommodate a 10 children infant and toddler daycare.

I currently operate a 7 children family daycare with over 10 years' experience. I am a qualified ECE, Special Need and infant toddler teacher. Currently I have 2 full time qualified ECE teachers. I will hire 3 ECE teachers as soon as my infant and toddler daycare is open. ^(total)

If you have any question, please feel free to contact me at 604-438-0537.

Thank you every much for your attention!

Sincerely,

Hui- Peng, (Jenny) Lin

A handwritten signature in cursive script that reads "Jenny Lin". The signature is written in black ink and is positioned below the typed name.

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-13
2008 MAY 26

ITEM #4

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** O.K. Falls Auto Sales Inc.
6951 Hastings Street
Burnaby, B.C. V5B 1S9
(Attention: Jeffrey Milani)
- 1.2 **Subject:** Application for the rezoning of:
Parcel "B" (Expl. Plan 14855) of Lot 1, Blk 4, D.L. 59, Group 1,
NWD Plan 3050 and Lot 89, D.L. 59, Group 1, NWD Plan 42646
- From:** C6 Gasoline Service Station District and P8 Parking
District
- To:** CD Comprehensive Development District (based on C1
Neighbourhood Commercial District)
- 1.3 **Address:** 7118 & 7128 Lougheed Highway
- 1.4 **Location:** The subject site is located at the southeast corner of Lougheed
Highway and Bainbridge Avenue (Sketch #1 attached)
- 1.5 **Size:** The gross site has an approximate area of 2,188.7 m² (23,560 sq.ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
a one-storey retail development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site at 7118 and 7128 Lougheed Highway is located at the southeast corner of
Lougheed Highway and Bainbridge Avenue (see Sketch #1 attached). The site, which is
relatively small and isolated, has been vacant since 2002, but was previously occupied by
a gasoline service station and parking lot. The northeast and northwest corners of
Lougheed and Bainbridge are improved with a low-scale commercial development and a
gasoline service station respectively, with townhouses and single-family dwellings
located beyond. A small strip-commercial development is located at the southwest
corner of Lougheed and Bainbridge, and includes a pavilion restaurant building at the
corner. A large Telus industrial site is located beyond this commercial development. An

extensive, R1-zoned single-family neighbourhood is located to the south and east of the subject site. Existing chain link fencing and heavy shrubs and hedge planting on the adjacent residential lots to the south and east screens those properties from the subject site. The Millennium SkyTrain guideway traverses the northerly portion of the subject site by means of a statutory right-of-way.

3.0 BACKGROUND INFORMATION

3.1 The Burnaby Official Community Plan (OCP) indicates that the existing generalized land use of the four corners of the Lougheed Highway and Bainbridge Avenue intersection is commercial. The OCP also shows that this intersection is the focal point for the future Bainbridge Urban Village, one of thirteen urban village areas in the city. While detailed work on a specific community plan for this area has not yet been pursued, this intersection is envisioned to continue to provide low-scale, convenience commercial facilities and services for the surrounding residential neighbourhoods. It is noted that a gasoline service station at the northwest corner of Lougheed and Bainbridge is currently being rezoned to permit, in part, an expanded convenience store, and that the application has received Second Reading (Rezoning Reference #04-65).

4.0 GENERAL INFORMATION

4.1 The applicant is requesting the rezoning of the subject site to the Comprehensive Development District (based on the C1 Neighbourhood Commercial District as guidelines) to permit the development of a low-scale retail development with surface parking. The conceptual development plan indicates a one-story, multi-tenant commercial building in the range of 530m² (5,700 sq.ft.) fronting the Lougheed Highway. Surface parking is indicated along the east and south sides of the site. Vehicular access to the site will be provided from Bainbridge Avenue. It is proposed that a new, solid 1.8m (6 ft.) high fence be provided along the east and south property lines, and that the eastern and southern edges of the site have a wider than usual landscaped border approximately 3m (10 ft.) wide, to serve as a buffer to the abutting single-family dwellings.

The proposed zoning is in line with the OCP policy direction for this area, and compared to the site's current gas station and parking zoning, is more supportive of urban village type development and local orientation. It is also noted that the proposed development is similar in scale to the neighbourhood commercial developments on the three other corners of this intersection. A development of this nature and scale, with no access to the Lougheed Highway, is therefore considered to be supportable for this site.

4.2 The following road dedications and closures are proposed (see Sketch #1 attached):

- Dedication of 3.7 m along Lougheed Highway abutting 7118 Lougheed;
- Closure of approximately 4.0 m to 4.5 m of the Lougheed right-of-way abutting 7128 Lougheed;
- Dedication of 1.5 m along Bainbridge Avenue; and
- 5m x 5m corner truncation at Lougheed and Bainbridge.

Details on road dedications, closures, and a possible land exchange will be provided as part of a future report. Appropriate building and landscape setbacks to the northerly property line and SkyTrain statutory right-of-way line would be determined as part of design development.

4.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:

- Pavement widening, new separated sidewalk, street lighting, and possible new transit bay on Lougheed Highway; and
- New separated sidewalk with street trees and grass on Bainbridge Avenue.

4.4 The net site will need to be consolidated into one legal lot.

4.5 A Section 219 Covenant restricting access from the Lougheed Highway will be required.

4.5 Stormwater Management Best Practices in line with established guidelines will be required.

4.6 A Site Profile and resolution of any arising requirements will be required.

4.7 Approval by the Engineering Environmental Services Division of a detailed plan for a sediment control system may be necessary at the Preliminary Plan Approval stage.

4.8 The GVS & DD Sewerage Charge will apply.

4.9 The feasibility of undergrounding overhead wiring abutting the site on Bainbridge Avenue will need to be examined.

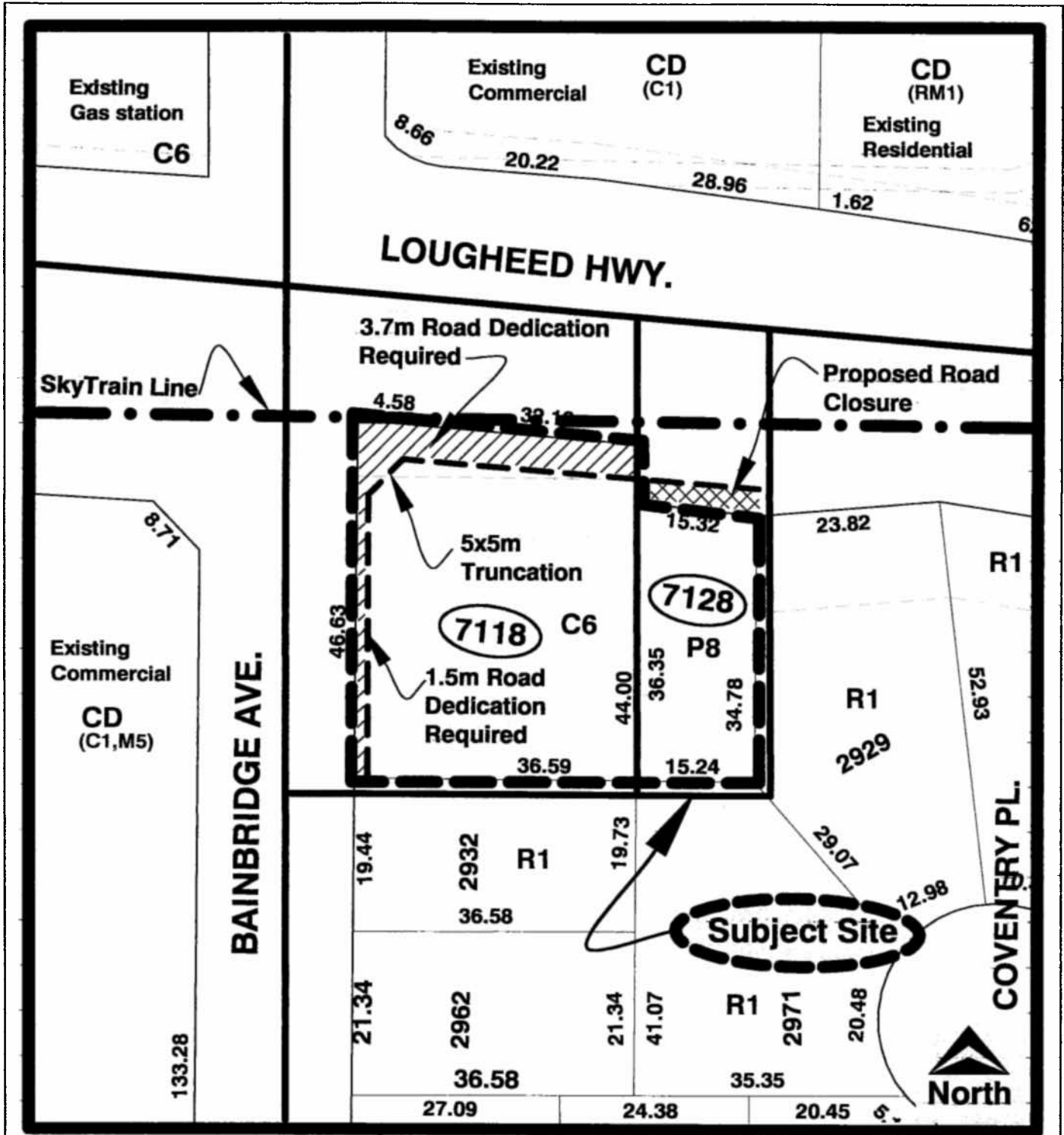
4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

BWJ
KH:gk
Attach

cc: City Clerk
Director Engineering
Director Parks, Recreation and Cultural Services



Planning and Building Department

Scale: 1 = 750

Drawn By: J.P.C.

Date: May 2008

REZONING REFERENCE # 08 -- 13
 7118,7128 Lougheed Hwy.

Sketch # 1

KW

OK Falls Auto Sales Inc.

6951 East Hastings Street
Burnaby, BC, V5B 1S9

May 8 , 2008

ATTN: Karin Hung
City Of Burnaby
4949 Canada Way
Burnaby, BC, V5B 1M2

Re: 7118 & 7128 Lougheed Highway, Burnaby, BC

Dear Karin Hung;

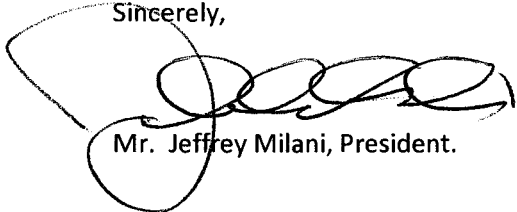
We wish to apply for rezoning on the following properties located at the corner of Lougheed Highway and Bainbridge;

7118 Lougheed Highway which is currently zoned P8 and

7128 Lougheed Highway which is currently zoned C6

We would like to rezone both to a CD(C1) District to permit the development of low-scale retail development.

Sincerely,



Mr. Jeffrey Milani, President.

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-14
2008 MAY 26

ITEM #5

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Chris Dikeakos Architects Inc.
212 – 3989 Henning Drive
Burnaby, B.C. V5C 6N5
(Attention: John Clark)
- 1.2 **Subject:** Application for the rezoning of:
Lots 24 – 28, Blk 5, D.L. 121, Group 1, NWD Plan 1054
- From:** C8a Urban Village Commercial District (Hastings)
- To:** CD Comprehensive Development District (based on C8a
Urban Village Commercial District (Hastings) and Hastings
Street Area Plan guidelines)
- 1.3 **Address:** 4437 & 4449 Hastings Street
- 1.4 **Location:** The subject site is located on the north side of Hastings Street
between Willingdon and Rosser Avenues (Sketch #1 attached).
- 1.5 **Size:** The site is rectangular in shape with an area of 1,629.72 m² (17,543
sq. ft.) and a frontage on Hastings Street of 50.3 m. (165 ft.).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
a four-storey mixed-use development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is located within the Hastings Street Area Plan, and has been prezoned
C8a Hastings Street Village District (Non-Core Commercial) which includes mixed-use
commercial and medium-density multiple family residential, and a maximum Floor Area
Ratio (FAR) of 3.0 (see Sketch #2 attached).

The subject site is comprised of five individual lots fronting Hastings Street, four of which are currently vacant, but formerly occupied by a large building which had suffered extensive water and fire damage and has been subsequently demolished. 4449 Hastings Street was occupied by an older commercial building which has been vacated. The site currently takes access via the rear lane. To the north across the lane are recently constructed multiple family developments. To the west are numerous commercial/retail businesses accommodated in older single and two-storey buildings. To the east is a commercial building in relatively good condition, with the former Fire Hall #5 site beyond at the northwest corner of Hastings Street and Willingdon Avenue. To the south across Hastings Street is a large Safeway store, which was recently redeveloped under prevailing C8a zoning through the Preliminary Plan Approval process.

3.0 GENERAL COMMENTS

- 3.1 The Hastings Street Area Plan designates this site for Non-Core Commercial, which comprises a mixed-use form of development and rezoning to the C8a Hastings Street Village District.
- 3.2 The proposed development concept is for a four-storey mixed-use building with commercial at-grade and three storeys of residential above. While this basic form of development is permitted under the site's prevailing C8a District zoning, the applicant has expressed a desire to explore some leeway with respect to the requirement that upper storeys be setback in line with a 45° incline plane. As such leeway cannot be granted through the PPA process, a rezoning amendment proposing to use the CD Comprehensive Development District (based on C8a Hastings Street Village District) is being sought.

Since the Hastings Street Area Plan's adoption in 1991, staff's experience with requiring upper storey setbacks in accordance with a 45° incline plane has revealed a number of challenges, namely:

- vertically aligning corridors, elevator shafts and staircases;
- achieving efficient and livable unit layouts, particularly for deeper units on lower floors; and,
- orienting much of the site's development to the rear (and consequently closer to adjacent residential uses).

Perhaps key to this issue, however, is the notion that the upper storey setback requirement prevents developments from achieving the site's full 3.0 FAR development potential. As a result, redevelopment of the Hastings Street corridor has been relatively modest since the Plan's adoption in 1991 and subsequent rezoning to the C8 District in 1993. Another consequence of the upper storey setback requirement has included setting buildings back beyond the minimum front yard requirements to achieve a false 45° incline plane (the incline plane extends from the minimum required front yard setback

and passes through the ceiling of the second story). By doing so, building efficiencies are realized; however, the added front yard setback area conveys a more suburban appearance and detracts from the street's desired village intimacy and vibrancy, which are major objectives of the adopted Plan. Allowing the upper storey setback to have a closer stronger street orientation would strengthen the "High Street" or "Village" building forms related to the C8 District and common within the region.

In light of these challenges, it is considered appropriate to explore and permit some variation to the upper storey setback requirement of the C8 District. As such, it is proposed that this Department be authorized to work with the rezoning applicant toward a suitable plan of development for the subject site on the understanding that the proposal would not be advanced to a Public Hearing until such time that the Community Development Committee approves a policy which provides for some variation to the upper storey setback requirement of the C8 District through use of the CD Comprehensive Development District. This policy adjustment would establish an urban design context applicable to any development in the C8 District to allow reduction in the upper storey setback requirement.

A development with the proposed variation for the stronger street orientation has merit. The subject proposal would also achieve a high quality building, streetscape improvements and infrastructure upgrades. The proposed development would further contribute to the revitalization of the Heights.

- 3.3 A tapering dedication in the amount of 0.25 m. (0.82 ft.) at the west property line to 0.70 m. (2.3 ft.) at the east property line is required on Hastings Street for separated sidewalk and boulevard widening. An additional 1.5 m. (4.9 ft.) easement is required to accommodate future utilities.
- 3.4 Servicing requirements will include, but not necessarily be limited to:
 - Restoration of separated sidewalks on the north side of Hastings Street, including street trees, front boulevard, pedestrian lighting and a finished curb;
 - Lane improvements including lighting, street trees, special paving, pedestrian marking, and underground wiring;
 - Relocation and provision of a new bus shelter, and
 - Storm, sanitary sewer and water main upgrades as required.
- 3.5 Due the proposed development being on Hastings Street, a noise study is required to ensure compliance with Council-adopted sound criteria.
- 3.6 There are no significant trees on the proposed development site.
- 3.7 Submission of a Site Profile and resolution of any arising conditions is required.

- 3.8 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 3.9 On-site Stormwater Management Best Practices will apply.
- 3.10 Any necessary easements and covenants for the site are to be provided, including but not necessarily limited to, a Section 219 Covenant restricting enclosure of balconies.
- 3.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

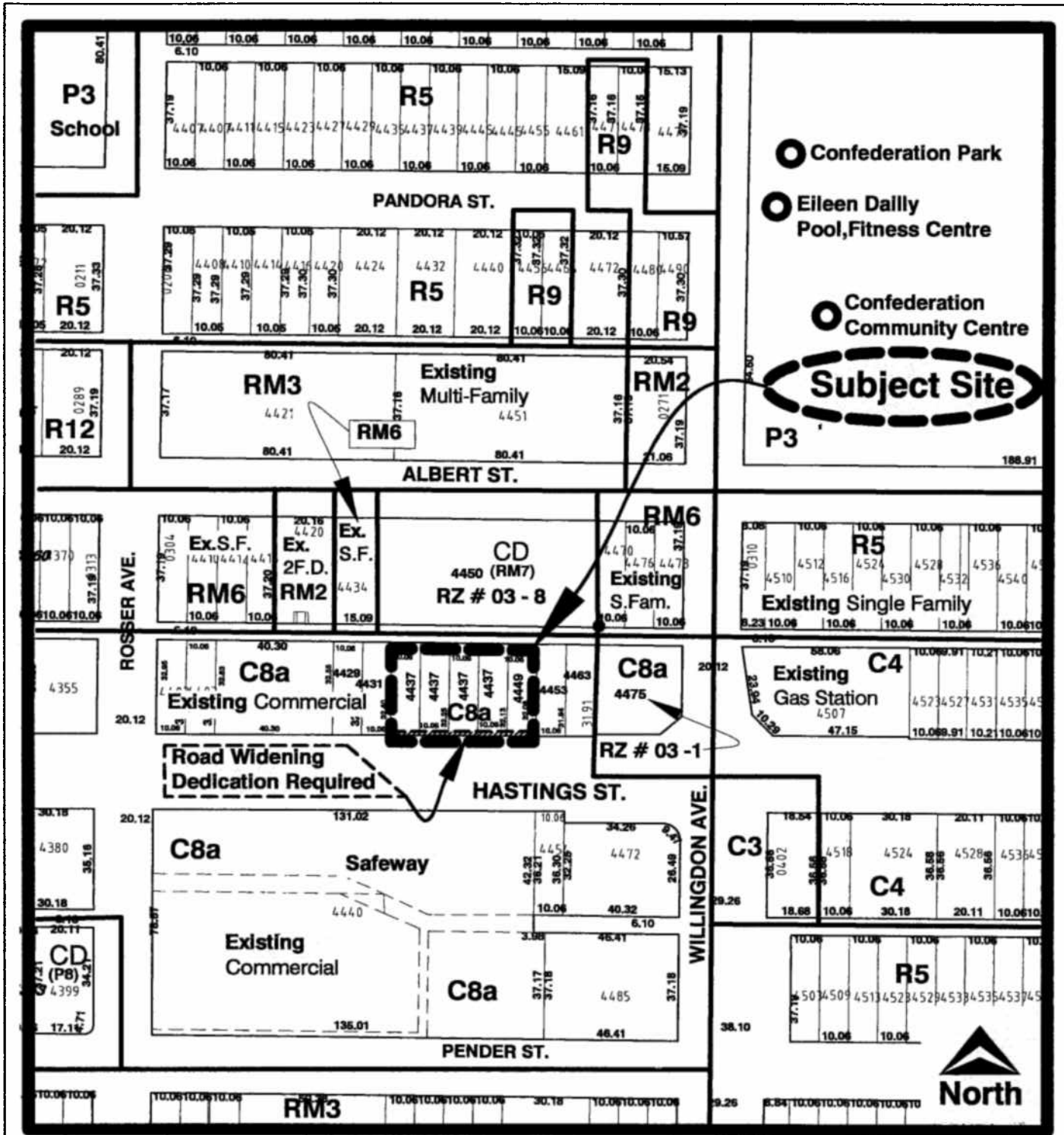
4.0 RECOMMENDATION

- 1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

EBW.

EK:gk
Attachments

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Clerk

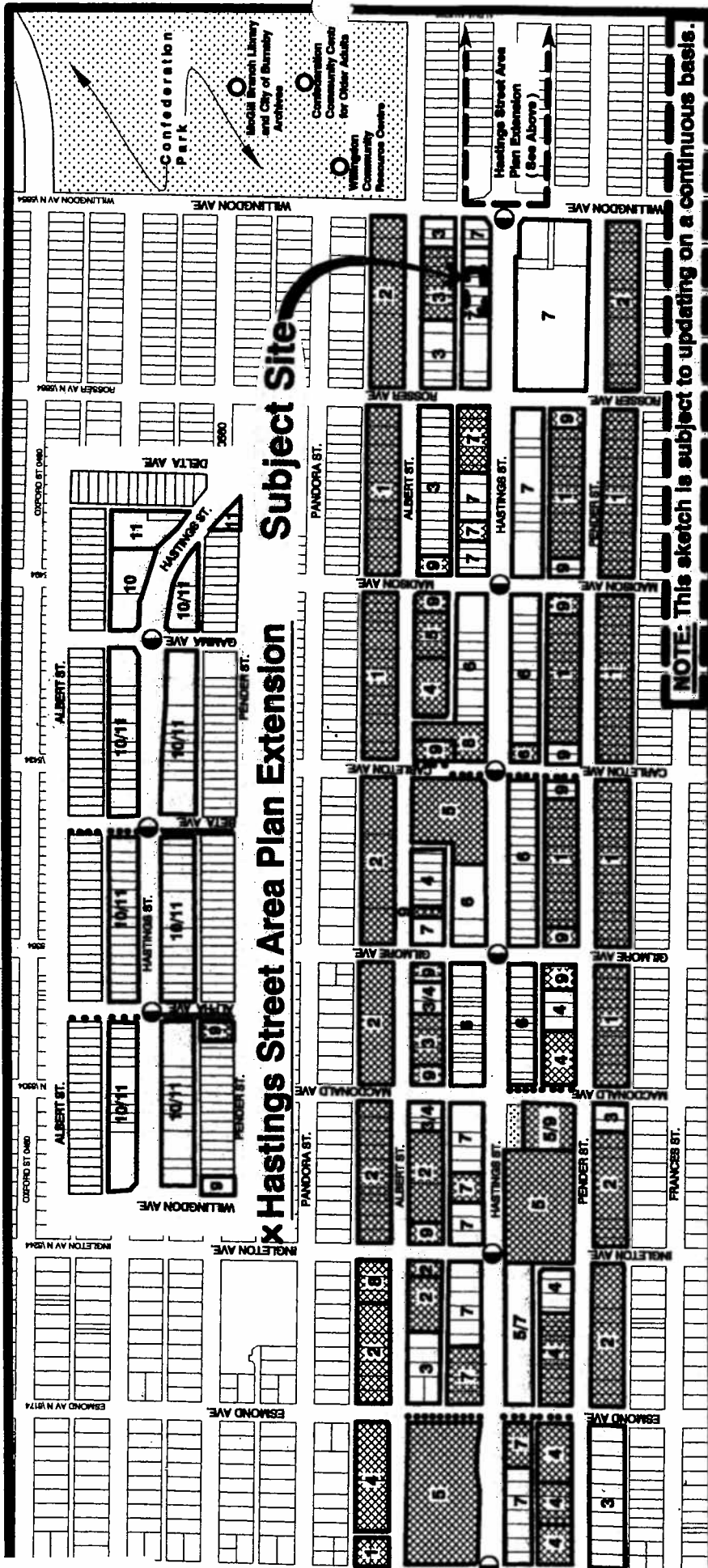


Planning and Building Department

Scale: 1 = 2000
 Drawn By: J.P.C.
 Date: May 2008

REZONING REFERENCE #08 -- 14
 4437,4449 Hastings St.

Sketch # 1



X Hastings Street Area Plan Extension

Subject Site

**Hastings Street Area
Development Plan
X(Including Extension)**

Land Use Concept

- LEGEND:**
- 1 → Single and Two Family dwellings (Retained)
 - 2 → Low Rise Multi-Family Residential (RM3)
 - 3 → Single, Two Family or 2 1/2 Storey Townhousing (RM6)
 - 4 → 3 1/2 Storey Townhousing (CD RM7)
 - 5 → Comprehensive Development (CD)
 - 6 → Core Commercial (4 Storey Mixed Use) (C8)
 - 7 → Non-Core Commercial (4 Storey Mixed Use) (C8a)
 - 8 → Institutional
 - 9 → Parking
 - 10 → Non-Core Commercial CD (RM3, C2)
 - 11 → Commercial Retail (C4a)

- Park, Public Open Space
- Existing Traffic Signal
- Existing Angled Street Parking
- Future Angled Street Parking
- Completed or Rezoned in Accordance with Development Guidelines



Updated to April 2008



REZONING REFERENCE #08 -- 14

4437,4449 Hastings St.

Sketch # 2

April 30, 2008

City of Burnaby
Planning and Building Department
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Attention: Edward Kozak, Community Planner

Dear Mr. Kozak,

RE: Letter of Description for the Proposed Rezoning for 4437 – 4449 Hastings St., Burnaby, Lots 24 to 28, BLK. 5, D.L. 121, GRP. 1, NWD, PLN. 1054

As per our most recent telephone conversation, please find for your review our letter of description outlining our rationale for proposing rezoning for the above mentioned site.

The existing zoning for the site is currently C8a. This zoning was intended to control use, massing, height, parking, and other issues related to the urban fabric of that particular neighborhood. Economics, demographics, market conditions, and the perception of what qualifies and quantifies good neighborhoods have changed since the inception of the C8a zoning. To meet those challenges and in order to bring about a current and more relevant form of urban architecture, we are requesting a relaxation to enable the Hastings Street elevation to project into the angled setback.

By doing so is to follow current urban design patterns and practices employed by every other municipality in the lower mainland and throughout most major Canadian and North American cities. By reducing or eliminating this setback enables a more recognizable sense of scale to the streetscape and creates an intimate pedestrian experience.

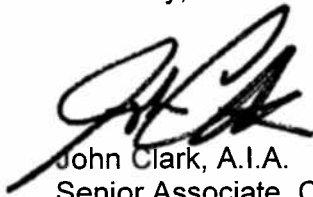
This is good architecture, good design, and an urban planning direction that is overdue for this neighborhood. The exiting setback/envelope controls massing to the point of imposing limitations for design creativity and varied neighborhood expression.

We urge Planning and City council to consider this rezoning application as a precedent and new beginning to bring this specific area of urban Burnaby (and potentially others) into a more flexible and modern approach to urban design. It is hoped that this rezoning application if successful will stimulate further development and improvements to the C8a zoned neighborhoods.

We do not anticipate any other zoning changes to the parking, height, or density.

We appreciate your attention to this application and look forward to your response. If you have any further questions please feel free to contact us at your convenience, we look forward to a successful outcome for all concerned.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Clark', written in a cursive style.

John Clark, A.I.A.
Senior Associate, Chris Dikeakos Architects Inc.

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #08-15
2008 MAY 26

ITEM #6

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Trilogy Management Services Ltd.
2180 – 650 West Georgia Street
P. O. Box 11607
Vancouver, B.C. V6B 4N9
(Attention: Jeff Burton)
- 1.2 **Subject:** Application for the rezoning of:
Ptn. of Lot 1, D.L.'s 31, 101, 102, 141, 144, 147, 209, 210 & 211,
NWD Plan BCP6258 Except: Part on Plans BCP25760, BCP29666
and BCP31371
- From:** CD Comprehensive Development District (based on P3
Park and Public Use District and C3f General Commercial
District)
- To:** Amended CD Comprehensive Development District (based
on P3 Park and Public Use District, C3f General
Commercial District and SFU Official Community Plan
guidelines and in accordance with the development plan
entitled "Himalayan Peak Patio" prepared by PWL
Partnership)
- 1.3 **Address:** Ptn. of 8888 University Drive
- 1.4 **Location:** The subject site is in the Town Square located on the south side of the
west end of University High Street, adjacent to the Cornerstone
Building. (Sketch #1 attached)
- 1.5 **Size:** The Town Square has an area of 2,150m² (23,143 sq.ft.) of which
38.7m² (417 sq.ft.) is proposed as a new restaurant patio.
- 1.6 **Services:** The site is serviced and there are no further requirements.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
a restaurant patio on a portion of the public town square.

2.0 BACKGROUND INFORMATION:

The site (see *attached* Sketches #1 and 2) comprises the Town Square located on the west end of University High Street, at the east end of the University's main axis, adjacent to the Cornerstone mixed-use residential commercial building. The bus loop is located to the north, while the site to the south (currently parking) is intended to remain as part of the University campus enclave.

The applicant is pursuing this rezoning application to permit use of a small area of the lower level of the Town Square as a patio for the existing Himalayan Peak restaurant in the adjacent Cornerstone Building.

The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL INFORMATION

3.1 The Comprehensive Development Plan for the Cornerstone Building currently shows patio seating for 12 patrons on a small area on-site beside the building in front of the lower level restaurant. The restaurant operator, with the support of the SFU Community Trust, wishes to formalize this into a patio with a railing (to allow alcohol to be served) accommodating up to 20 patrons and occupying 38.7 m² (417 sq. ft.) of the Town Square which has a total area of 2,150 m² (23,143 sq.ft.).

3.2 The proposed patio (see *attached* Sketch #3) will contribute to the desired function of the Town Square as the lively, active heart of the community. It has fewer seats than the patio previously approved (through Rezoning Reference #4-13) for a pub which had been planned to occupy a portion of the Cornerstone Building but never opened, and will instead become a restaurant expected to open by September this year. That patio is approved for a maximum of 50 seats and occupies 37.9 m² (408 sq. ft.) of the upper Town Square in addition to an adjacent area on the building site.

3.3 At the time of rezoning for the pub patio, it was considered important that all residents and purchasers of apartments in the Cornerstone Building be aware of the special nature of their location within an active, lively and potentially noisier commercial area, with the potential for noise from the pub and its patio. A covenant was therefore registered requiring that all leases, rental or tenancy agreements, purchase and sale agreements, disclosure statements or prospectuses for the apartments will contain acknowledgements in this regard from the tenants or purchasers.

3.4 The Town Square is on land owned by SFU, and is zoned, designed and constructed as a public Town Square with public access provided through a statutory right-of-way. It will be necessary to amend the existing statutory right-of-way for the Town Square to accommodate the proposed restaurant patio as an optional use and the lease of the small

area in question to the restaurant operator, subject to the following stipulated provisions to minimize any negative impact on neighbouring residents:

- The patio will have a maximum of 20 seats;
- The patio will not be open after 10:00 pm on any day;
- The patio will be operated in compliance with the City's Noise or Sound Abatement Bylaw 1979;
- Both live and background music will be prohibited on the patio.

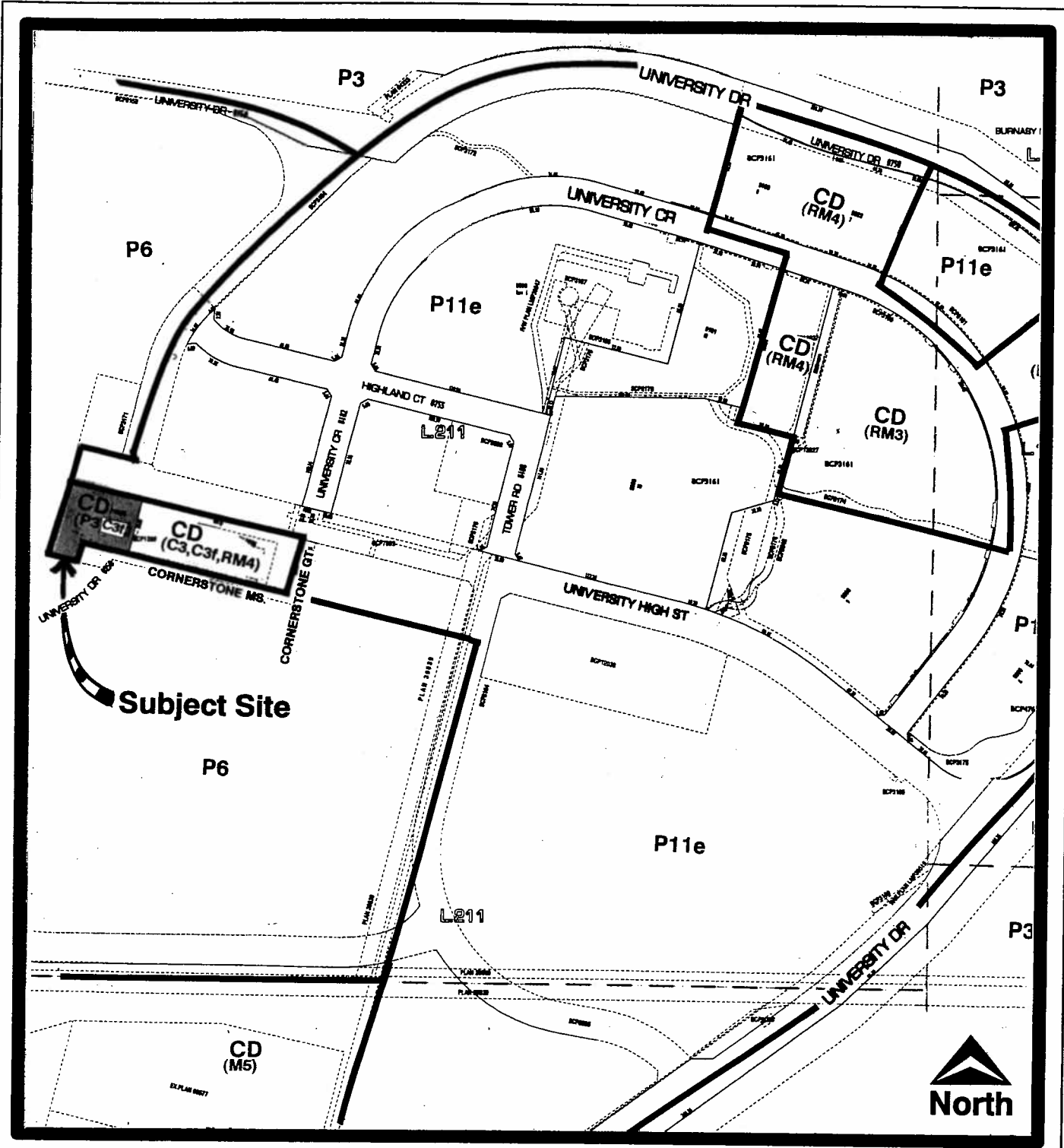
3.5 The proposed hours of liquor sale within the outdoor patio is consistent with Council adopted guidelines and does not require comment from the City to the Liquor Control and Licensing Board. As such, approval of the proposed hours of liquor sale within the outdoor patio up to 10:00 p.m. would be determined by LCLB.

5.0 RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on June 9, 2008, and to a Public Hearing on June 24, 2008 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) Amendment of the Town Square Statutory Right-of-Way to provide for the restaurant patio in accordance with Sections 3.1 and 3.4 of this report.

RR/
RR:gk
Attachments

cc: City Clerk
City Solicitor
Director Engineering



Planning and Building Department

Scale: N.T.S.

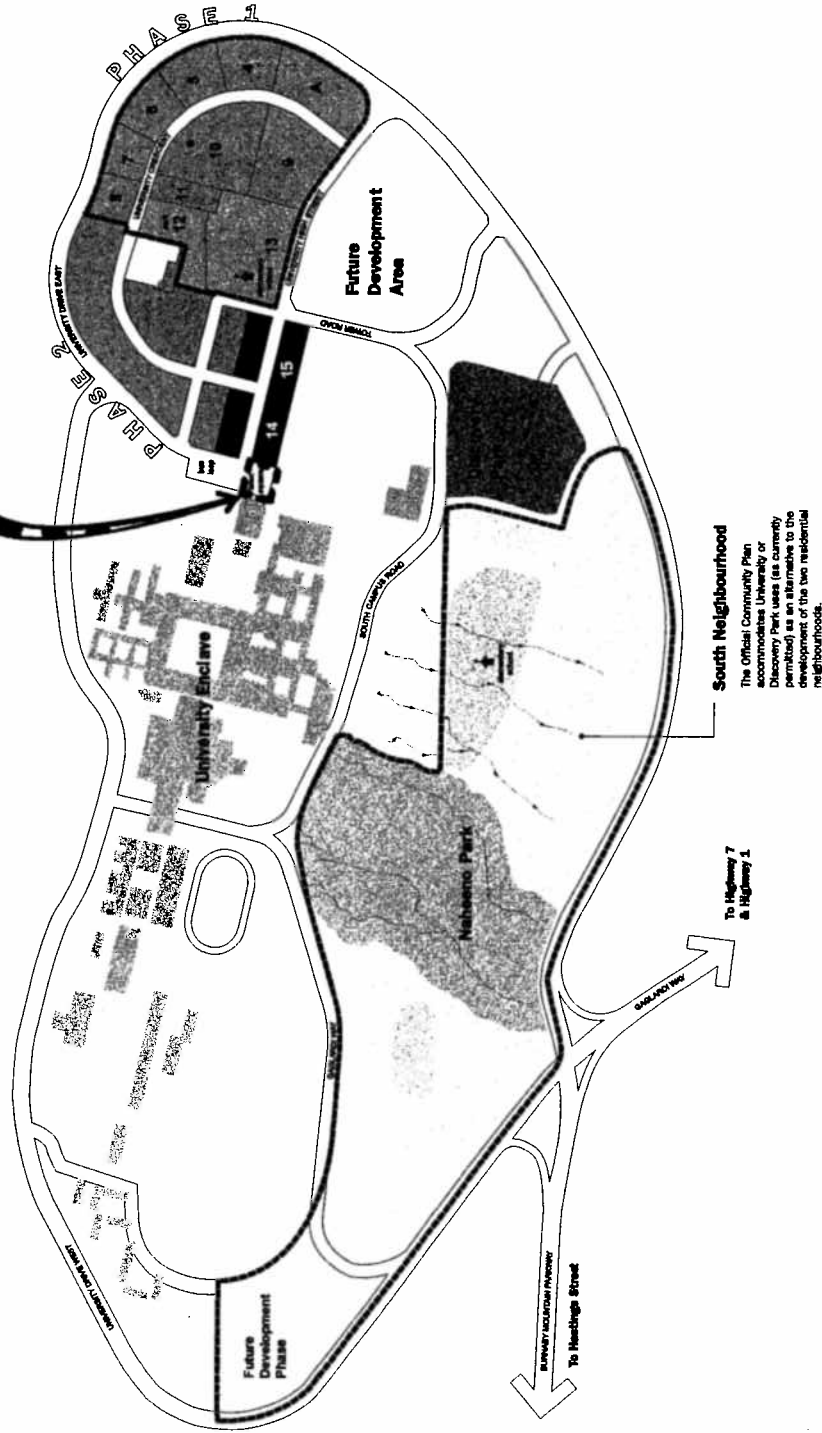
Drawn By: J.P.C.

Date: May 2008





REZONING REFERENCE # 08 -- 15
 Portion of 8888 University Dr.

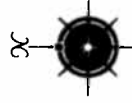
Sketch # 1

Subject Site



Simon Fraser University

-  Mixed Use/Commercial Services
-  P11e SFU Neighbourhood District and CD rezoning adjustments
-  Park, School, Trail, Ravine and Open Space Area
-  Business Park

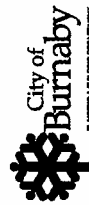


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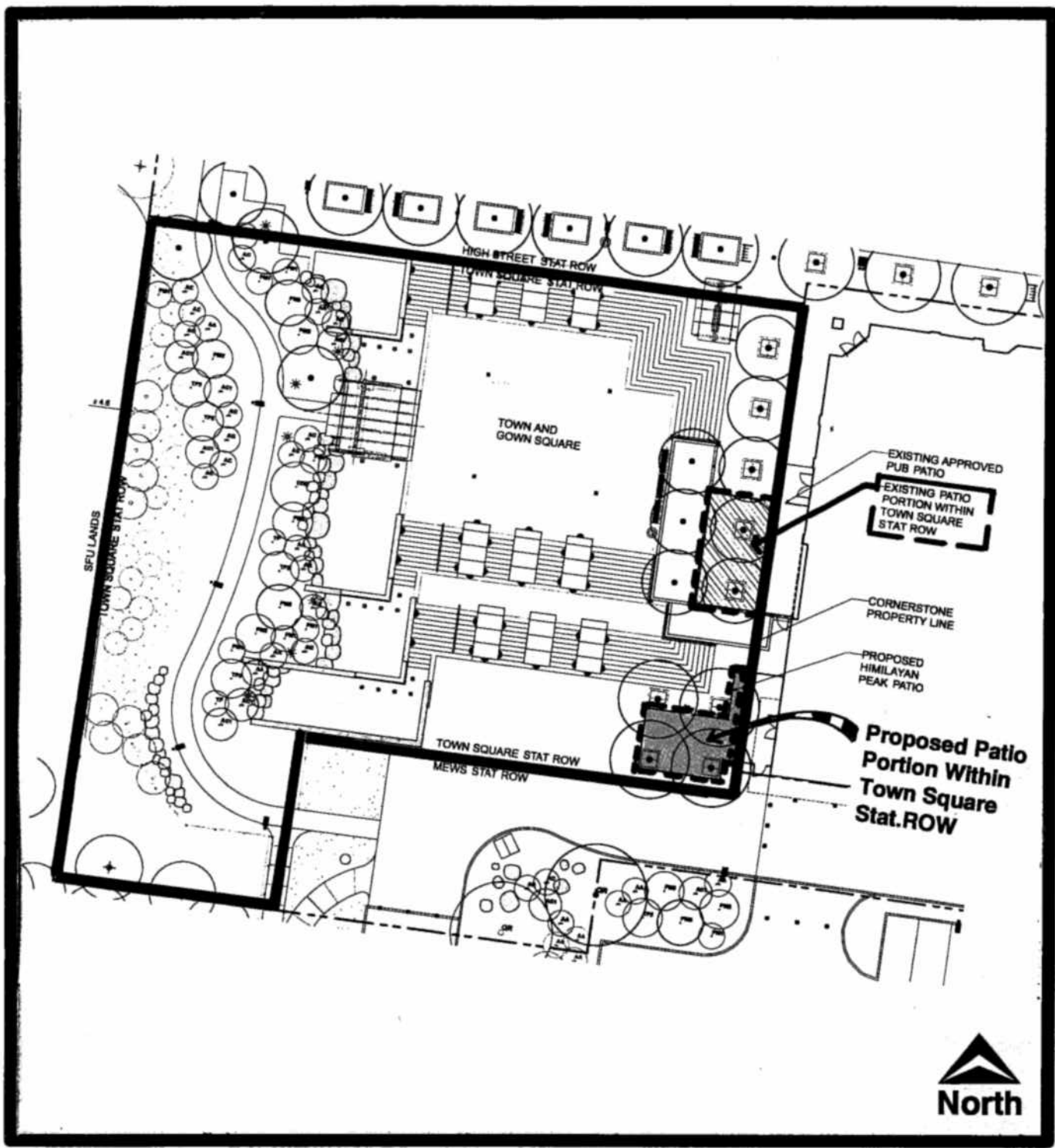
REZONING REFERENCE # 08 -- 15

Portion of 8888 University Dr.

Sketch # 2



THIS INFORMATION IS DIAGRAMMATIC AND IS SUBJECT TO CHANGE. FOR SPECIFIC INFORMATION, PLEASE CONTACT THE BURNABY PLANNING DEPARTMENT. UPDATED TO OCTOBER, 2003



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: May 2008

REZONING REFERENCE # 08 -- 15
 Portion of 8888 University Dr.

Sketch # 3

Suite 2180, 650 West Georgia St.
P.O. Box 11607, Vancouver Centre
Vancouver, B.C., Canada V6B 4N9

Tel: (604) 765-1856
Fax: (604) 357-1568
Email: jeffburton@telus.net

TRILOGY

May 1, 2008

Robert Renger
Senior Planner, Planning Department
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Robert:

Re: Rezoning Application for Patio Enclosure at the UniverCity Town Square

Further to your discussions with Dale Mikkelsen of SFU Community Trust, please find enclosed the following:

1. A completed Rezoning Application to permit the installation of a patio enclosure that will create a licensed outdoor seating area for the Himalayan Peak restaurant.
2. An executed Agent's Authorization Form.
3. A cheque in the amount of \$1,550.00 payable to the City of Burnaby as full payment of the Rezoning Application fee.
4. A letter of support from the landscape architect for the Town Square (PWL Partnership) who have also designed this proposed patio enclosure.
5. Applicable plans of the proposed patio enclosed as prepared by PWL Partnership.



The subject application seeks Council approval to install a patio enclosure in the southeast corner of the UniverCity Town Square so that the space may be occupied as a licensed outdoor seating area for the adjacent restaurant (currently the Himalayan Peak). The patio enclosure will contain an area of approximately 56.12 square metres and would be operated by the adjacent restaurant who intend to apply for an extension of their existing liquor license to include this outdoor space.

We propose that the existing Town Square Public Passage SROW be amended to permit the establishment of the patio enclosure per the following:

- 1) The patio enclosure would accommodate a maximum of 20 seats.
- 2) The patio will not be permitted to serve alcohol beyond 10:00 pm on any day.
- 3) The Town Square patio will be operated in compliance with the City's Noise Abatement or Sound Abatement Bylaw 1979, No. 7332, as amended from time to time.
- 4) Both live and background music is prohibited on the Town Square patio

The Himalayan Peak restaurant is a key component to the success of the Cornerstone building. As one of our initial operators, the owners of the Himalayan Peak have worked diligently to establish the restaurant as a viable business in the early stages of the development of UniverCity.

The use of the Town Square, particularly this area (which is on the lower portion of the Square), is consistent with the overall outdoor café atmosphere of the other eating establishments at the Cornerstone. However, unlike the other restaurants, the Himalayan Peak wants to serve alcohol in this area, consistent with the full service nature of their business and their existing liquor license. The

installation of the patio enclosure is necessary for them to extend the existing liquor license to include this area.

The patio will assist in the animation of the lower plaza, provide more vitality for the overall square, and takes advantage of the fountain, extensive landscaping, and views in all directions that make the Town Square a gathering place for the UniverCity and SFU communities. This was one of the fundamental objectives behind the design and construction of the Town Square early in the UniverCity development program.

We believe the proposed use is consistent with the operation of the adjacent restaurant and the remainder of the Cornerstone building, the programming of the Town Square, and SFU Community Trust's vision for the commercial High Street within the UniverCity community. We trust that you will concur and support our application.

Please call me directly (604-765-1856) if you have any questions.

Yours very truly,

TRILOGY MANAGEMENT SERVICES LTD.

A handwritten signature in black ink, appearing to read 'Jeff Burton', written in a cursive style.

Jeff Burton
V.P. & Licensed Broker

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #08-16 2008 May 26

ITEM #7

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** City of Burnaby
4949 Canada Way
Burnaby, B.C. V5G 1M2
- 1.2 **Subject:** Application for the rezoning of:
See attached Schedule A
- From:** C3 General Commercial District, C4 Service Commercial District and C7 Drive-In Restaurant District
- To:** C4a Service Commercial District
- 1.3 **Address:** 4500, 4600, 4700 & 4800 (Except: 4801) Blocks Hastings Street and 402 Willingdon Avenue (See attached Schedule A).
- 1.4 **Location:** The subject site generally encompasses the portion of Hastings Street between Willingdon and Delta Avenues (Sketch #1 attached).
- 1.5 **Size:** The subject site is irregular shape with an area of approximately 8.1 hectares (20 acres) and a 780 metre (2,560 ft.) frontage on Hastings Street.
- 1.6 **Services:** As the proposed rezoning amendment bylaw is limited to a broadening of uses, and does not include specific development proposals at this time, additional services are not required in connection with the subject rezoning request.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject properties into conformance with the adopted Hastings Street Area Plan Extension, as outlined in Section 4.0 of this report.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject area for rezoning consists of four blocks of the Hastings Street corridor between Willingdon and Delta Avenues (see attached Sketch #1). Properties fronting

Hastings Street west of Willingdon Avenue are zoned for Urban Village development involving a four storey mixed-use built form and land use, consistent with the Hastings Street Area Plan. Properties fronting Hastings Street east of Delta Avenue are predominantly developed with multiple-family uses. The residential areas immediately to the north and south of the subject area are zoned almost exclusively R5 Residential District, and are characterized by single and two-family developments.

With regards to the subject blocks, the majority of properties fronting Hastings Street are zoned C4 Service Commercial District, with the exception of a few properties zoned C3 General Commercial, C7 Drive-In Restaurant and CD Comprehensive Development Districts. The property at the southeast corner of Willingdon and Hastings Street, 402 Willingdon Avenue, is zoned C3 District; the properties at the southwest corner of Hastings Street and Alpha Avenue (former McDonalds Restaurant site), 4556 Hastings Street, and northwest corner of Hastings Street and Gamma Avenue (Pizza Hut), 4775 Hastings Street, are zoned C7 District; and the property at the northeast corner of Hastings Street and Gamma Avenue (current McDonalds Restaurant site), 4801 Hastings Street, is zoned Comprehensive Development (utilizing the C7 District as guidelines).

3.0 BACKGROUND INFORMATION:

3.1 Council, at its 2008 April 07 meeting, adopted the Hastings Street Area Plan Extension for the Hastings Street commercial frontage extending from Willingdon Avenue to Delta Avenue to equalize the commercial opportunities within the overall Hastings Street corridor east and west of Willingdon Avenue, as well as to strengthen the Heights area generally as a destination shopping area (see attached Sketch #2). With regards to the commercial component of the extended plan area, it was recommended that the prevailing C4 District be amended to include a broader range of commercial uses (i.e. the retail sale of new goods). With regards to future mixed-use redevelopments in the subject area, they would be pursued through site specific rezonings to the CD Comprehensive Development District utilizing the C2 Community Commercial and RM3 Multiple Family Residential Districts as guidelines.

To facilitate the implementation of the commercial component of the extended area plan, it was also recommended that the Zoning Bylaw be amended to provide for cash in-lieu funding for additional off-site public parking opportunities, east of Willingdon Avenue. The proposed Zoning Bylaw amendment is outlined in Section 4.3 of this report.

3.2 On 2008 April 22, the Community Development Committee recommended to Council a series of Zoning Bylaw amendments which included the addition of a C4 “a” sub-zoning designation within the C4 Service Commercial District to permit the retail sale of new goods, as part of the implementation component of the Hastings Street Area Plan Extension. While the addition of the “a” category would expand the range of permitted retail uses in the extended plan area, the lower-scaled two-storey building form would be

maintained. The C4 “a” Zoning Bylaw text amendment has received First Reading and has been advanced to a Public Hearing 2008 on May 27.

4.0 GENERAL INFORMATION

4.1 This City-initiated application is to rezone the commercial properties within the subject blocks of 4500, 4600, 4700 and 4800 Hastings Street from C3, C4, and C7 Districts to C4a District, excluding the CD zoned property at 4801 Hastings Street (see attached Sketch #1). Rezoning the subject blocks would not result in any further legal non-conformity, with the exception of the two C7 District zoned properties at 4556 (former McDonalds restaurant site) and 4775 (Pizza Hut) Hastings Street. Due to its current vacant status, however, the former McDonalds restaurant site at 4556 Hastings Street would not have non-conformity protection. Rezoning Reference #08-08 (which appears in the rezoning series on this meeting’s agenda) proposes the rezoning of 4552 and 4556 Hastings Street to permit the development of a four-storey mixed-use development in line with the adopted plan. However, should Rezoning Reference #08-08 not be pursued to completion, 4552 and 4556 Hastings Street will remain with its new “underlying” C4a District zoning.

Rezoning of the subject blocks to the C4a District is consistent with the Hastings Street Area Plan Extension, as well as the approach taken west of Willingdon Avenue, when the current Hastings Street Area Plan was adopted by Council in 1991.

4.2 It is acknowledged that upon the redevelopment of individual properties, road dedication and construction of fully developed pedestrian walkways and commercial lanes may be required in connection with future mixed-use rezoning proposals in line with the adopted plan.

4.3 The provision of additional parking opportunities for commercial uses is integral to the implementation of this area rezoning (i.e. development of City-provided parking lots and on-street parking on side-streets perpendicular to Hastings Street). Additional on-street parking is currently in place on Alpha and Beta Avenues in the blocks north of Hastings Street, with opportunities for the provision of on-street parking on these blocks south of Hastings Street. Staff is also assessing the possibility for an expansion to the number City-owned parking lots with respect to costs, potential sites and overall spaces proposed, and will report to Council accordingly.

As a means of funding expanded off-site public parking opportunities within the Hastings Street Area Plan Extension, it is proposed that Section 800.4 (34) of the Zoning Bylaw be amended to give C4a properties on Hastings Street the option of providing cash in-lieu of required commercial parking spaces. It is noted that a cash in-lieu payment of \$8,000 per non-residential parking stall has been available to C8 and C8a Urban Village District zoned sites for some time, and has been useful in helping fund some of the City-owned parking facilities west of Willingdon Avenue. In addition, this option has provided some

flexibility for new uses and businesses with more onerous parking requirements (i.e. restaurants) that would have otherwise been restricted by the historic absence of sufficient on-site parking provisions for many of the Hastings Street commercial properties.

Recommended Bylaw Amendment

It is recommended that the Zoning Bylaw be amended as follows:

THAT “C8 and C8a” be deleted from Section 800.4(34) and replaced with “C8, C8a and C4a”.

5.0 CONCLUSION

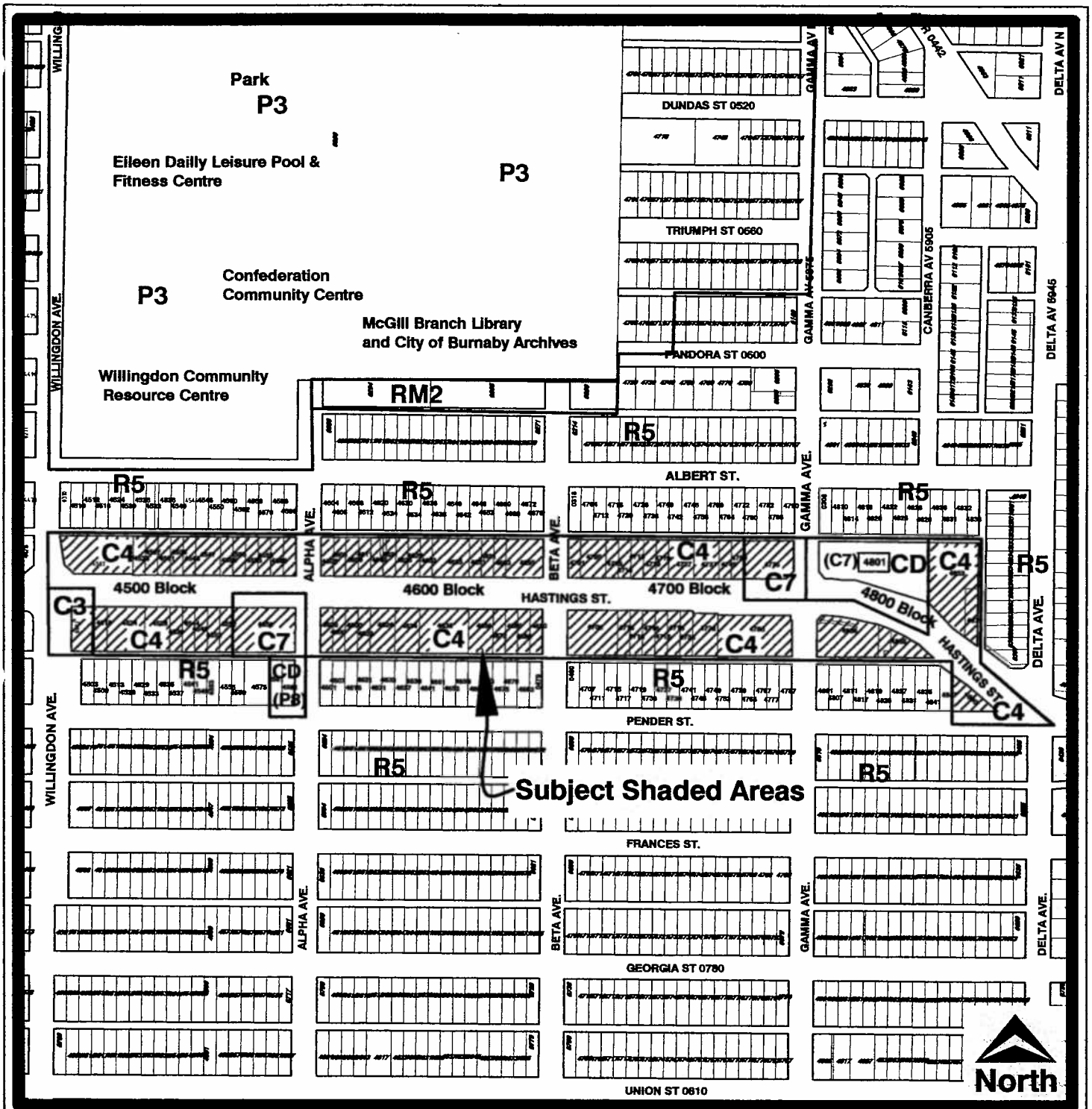
The purpose of the rezoning application is to broaden the scope of potential commercial uses in the Hastings Street corridor. The rezoning of the subject area is an integral component of the implementation process of the recently adopted Hastings Street Area Plan Extension. Future mixed-use redevelopment proposals for specific sites in the plan area will require Council’s consideration of and approval of specific rezoning applications.

6.0 RECOMMEDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 June 09 and to a Public Hearing on 2008 June 24 at 7:30 p.m.
2. **THAT** Council approve the above proposed text amendment and authorize the preparation of a bylaw to be forwarded to First Reading on 2008 June 09 and to a Public Hearing on 2008 June 24 at 7:30 p.m.

ZM/gk
ZM:gk
Attach

cc: Chief Licence Inspector
City Solicitor
City Clerk



Planning and Building Department

Scale: N.T.S.

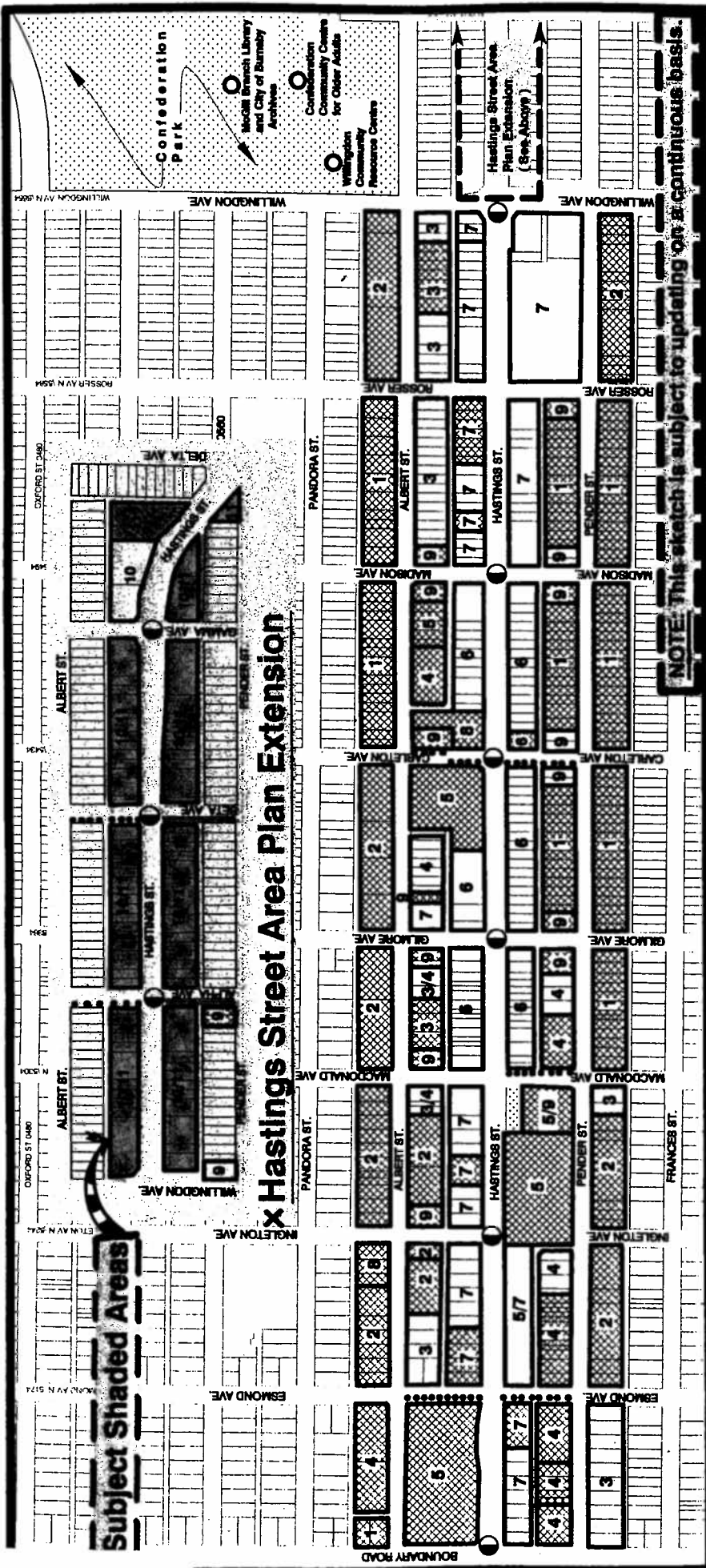
Drawn By: J.P.C.

Date: May 2008

REZONING REFERENCE # 08 -- 16

4500 – 4800 Blocks Hastings St, (Except 4801 Hastings St.)
402 Willingdon Ave.

Sketch # 1



Hastings Street Area Development Plan x (Including Extension)

Land Use Concept

LEGEND:

- 1 → Single and Two Family dwellings (Retained)
- 2 → Low Rise Multi-Family Residential (RM3)
- 3 → Single, Two Family or 2 1/2 Storey Townhousing (RM6)
- 4 → 3 1/2 Storey Townhousing (CD RM7)
- 5 → Comprehensive Development (CD)
- 6 → Core Commercial (4 Storey Mixed Use) (C8)
- 7 → Non-Core Commercial (4 Storey Mixed Use) (C8a)
- 8 → Institutional
- 9 → Parking
- 10 → Non-Core Commercial CD (RM3, C2)
- 11 → Commercial Retail (C-4a)

- ▲ Park, Public Open Space
- Existing Traffic Signal
- Existing Angled Street Parking
- Future Angled Street Parking
- ▲ Completed or Rezoned in Accordance with Development Guidelines

City of Burnaby
Planning and Building Department

North Updated to April 2008

REZONING REFERENCE # 08 -- 16

4500 - 4800 Blocks Hastings St, (Except 4801 Hastings St.)
402 Willingdon Ave.

Rezoning Reference #08-16
Schedule A

ZONING

4507 Hastings St.	Lot 74 except: part dedicated road on Plan LMP28437, DL 122, Grp 1, NWD Plan 55570	C4 C4
4518 Hastings St.	Lot 4 except: north 20 feet, DL 122, Grp 1, NWD Plan 1308	C4
4523 Hastings St.	Lot 32, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
4524 Hastings St.	Lot 39, DL 122, Grp 1, NWD Plan 21876	C4
4527 Hastings St.	Lot 'A', DL 122, Grp 1, NWD Plan 12351	C4
4528 Hastings St.	Lot 67, DL 122, Grp 1, NWD Plan 51171	C4
4531 Hastings St.	Lot 'B', DL 122, Grp 1, NWD Plan 12351	C4
4535 Hastings St.	Lot 29, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
4536 Hastings St.	Lot 10 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308	C4 C4
4543 Hastings St.	Lot 28, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
4544 Hastings St.	Lot 11 except: north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308	C4 C4
4547 Hastings St.	Lot 64, DL 122, Grp 1, NWD Plan 49417	C4
4548 Hastings St.	Lot 12 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308	C4 C4
4552 Hastings St.	Lot 13 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308	C4 C4
	Lot 14 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308	C4
4555 Hastings St.	Lot 25, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 24, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 23, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 22, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
4556 Hastings St.	Lot 52, DL 122, Grp 1, NWD Plan 44042	C7
4585 Hastings St.	Lot 21, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 20, Blk 8, DL 122, Grp 1, NWD Plan 1308	C4
4600 Hastings St.	Lot 1 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4 C4
	Lot 2 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 3 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4 C4
4605 Hastings St.	Lot 36, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 35, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4609 Hastings St.	Lot 34, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4611 Hastings St.	Lot 33, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4615 Hastings St.	Lot 32, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4621 Hastings St.	Lot 31, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4622 Hastings St.	Lot 4 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4 C4
4624 Hastings St.	Lot 73, DL 122, Grp 1, NWD Plan 54156	C4
4625 Hastings St.	Lot 30, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4629 Hastings St.	Lot 29, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4633 Hastings St.	Lot 28, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4634 Hastings St.	Lot 84, DL 122, Grp 1, NWD Plan 66766	C4

Rezoning Reference #08-16

Schedule A

Page 2

		<u>ZONING</u>
4635 Hastings St.	Lot 76, DL 122, Grp 1, NWD Plan 57827	C4
4638 Hastings St.	Lot 'A', DL 122, Grp 1, NWD Plan 21728	C4
4651 Hastings St.	Lot 24, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 23, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4656 Hastings St.	Lot 49, DL 122, Grp 1, NWD Plan 42518	C4
4663 Hastings St.	Lot 22, Blk 7, DL 122, Grp 1, NWD Plan 1308	C4
4672 Hastings St	Lot 15 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4
4680 Hastings St.	Lot 16 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 17 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 18 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308	C4
4695 Hastings St.	Lot 71, DL 122, Grp 1, NWD Plan 54238	C4
4701 Hastings St.	Lot 36, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
4702 Hastings St.	Lot 77, DL 122, Grp 1, NWD Plan 58639	C4
4705 Hastings St.	Lot 75, DL 122, Grp 1, NWD Plan 54739	C4
4715 Hastings St.	Lot 33, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 32, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
4716 Hastings St.	Lot 5 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 6 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 7 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 8 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 9 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
4719 Hastings St.	Lot 31, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 30, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
	Lot 29, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
4727 Hastings St.	Lot 70, DL 122, Grp 1, NWD Plan 51204	C4
4736 Hastings St.	Lot 10 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308	C4
4737 Hastings St.	Lot 69, DL 122, Grp 1, NWD Plan 51204	C4
4749 Hastings St.	Lot 24, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
4759 Hastings St.	Lot 23, Blk 6, DL 122, Grp 1, NWD Plan 1308	C4
4775 Hastings St.	Parcel One (Explanatory Plan 35212) except part in Plan LMP26259 of Lot A, Blk 6, DL 122, Grp 1, NWD Plan 1308 Lot A except: firstly: Parcel One (Explanatory Plan 35212), Secondly: part dedicated as road on Plan LMP26259, Blk 6, DL 122, Grp 1, NWD Plan 1308	C7
4780 Hastings St.	Lot 1, DL 122, Grp 1, NWD Plan BCP8022	C4

Rezoning Reference #08-16

Schedule A

Page 3

ZONING

4806 Hastings St.	Lot 53 except: part road on Plan LMP27186, DL 122, Grp 1, NWD Plan 48766	C4
4853 Hastings St.	Lot 68, DL 122, Grp 1, NWD Plan 51314	C4
4856 Hastings St.	Lot 78, DL 122, Grp 1, NWD Plan 60320	C4
4877 Hastings St.	Parcel 'B', DL 122, Grp 1, NWD Plan 59180	C4
4890 Hastings St.	Lot A (BY148661E) except: part dedicated road on Plan LMP28694, Blk 12, DL 122, Grp 1, NWD Plan 1308	C4
402 Willingdon Ave.	Lot 43, DL 122, Grp 1, NWD Plan 34837	C3

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CITY OF BURNABY

PLANNING AND BUILDING
Rezoning Reference: 08-17
Council Date: 2008 May 26

ITEM #8

A rezoning application has been made and is briefly described as follows: (see attached sketches).

1. **Applicant:** Christopher Bozyk Architects Ltd., 414 – 611 Alexander Street, Vancouver, B.C. V6A 1E1 (Attention: Chris Bozyk)
2. **Project Address:** Ptn. of 5115 North Fraser Way
3. **Location:** The site is located on north side of North Fraser Way within the Glenlyon Business Park.
Site: The currently vacant site is irregular in shape with an area of 1.9 hectares (4.62 acres)
4. **From:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking District)
To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan guidelines)
5. **Rezoning:** For the purpose of constructing a new office building in Glenlyon Business Park within the Big Bend Development Plan area.
6. **Rezoning considerations will include, but not necessarily be limited to, the following:**
 - a. Conforms to the business centre/light industrial designation of the adopted Big Bend Development Plan and the Glenlyon Concept Plan.
 - b. Provision of required servicing.
 - c. Submission of a geotechnical report regarding the stability of the site to accommodate the proposed development for the review of the Chief Building Inspector.
 - d. Satisfaction of site flood proofing requirements.
 - e. Submission of the applicable GVS&DD Sewerage Charge.
 - f. Provision of any necessary easements, covenants and statutory rights-of-way.
 - g. Submission of a Site Profile and resolution of any arising requirements.
 - h. The submission of an on-site stormwater management plan to the approval of the Director Engineering.

The proposed prerequisite conditions to the rezoning will be included in a further report.

This Department will work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing on the understanding that a further report will be submitted at a later date.

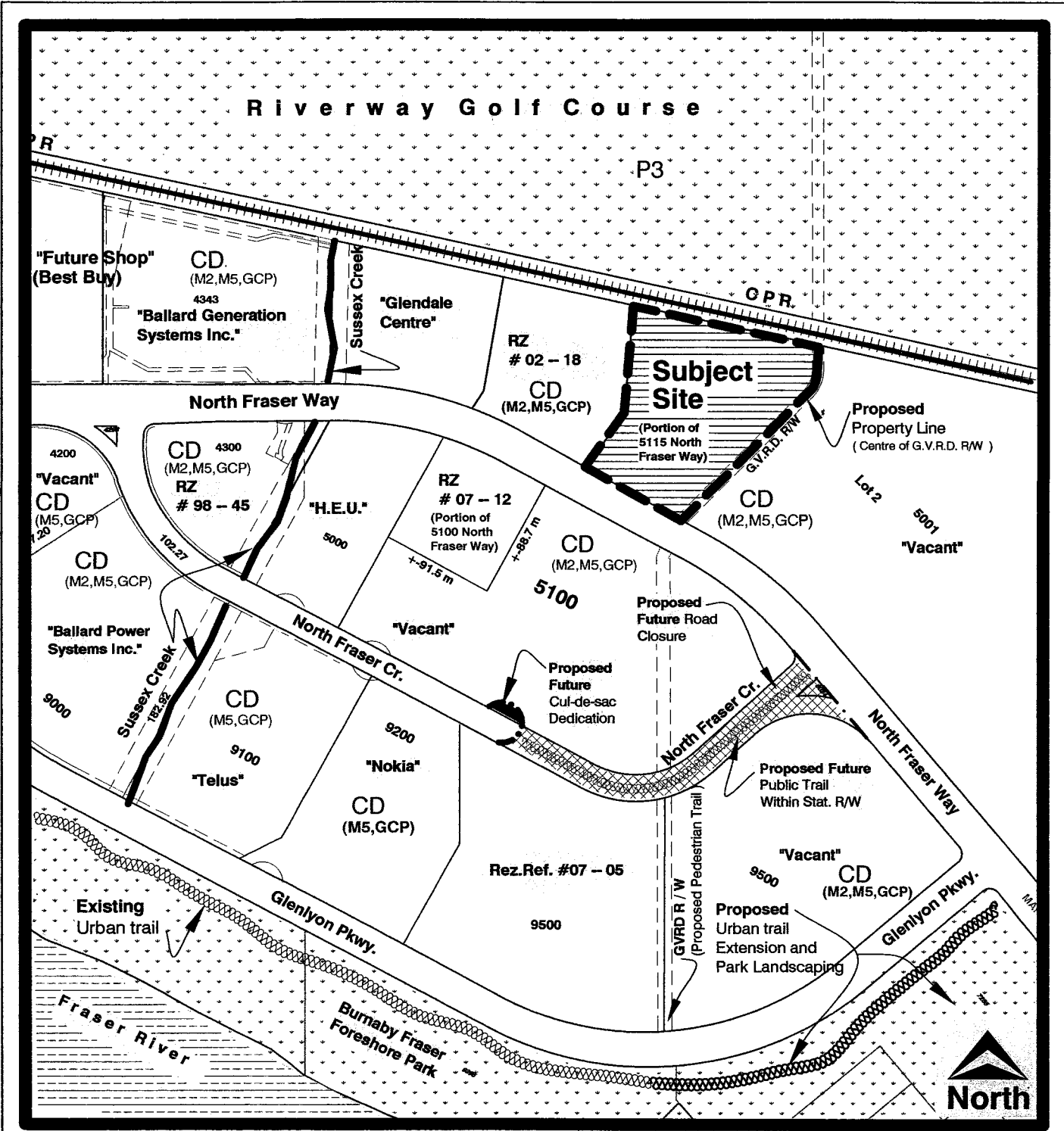
7. RECOMMENDATION:

- JBS* 1. THAT this report be received for information purposes.

JBS:gk

Attachment: Sketches #1 & #2

cc: Director Engineering
Director Parks, Recreation & Cultural Services
City Clerk



Planning and Building Department

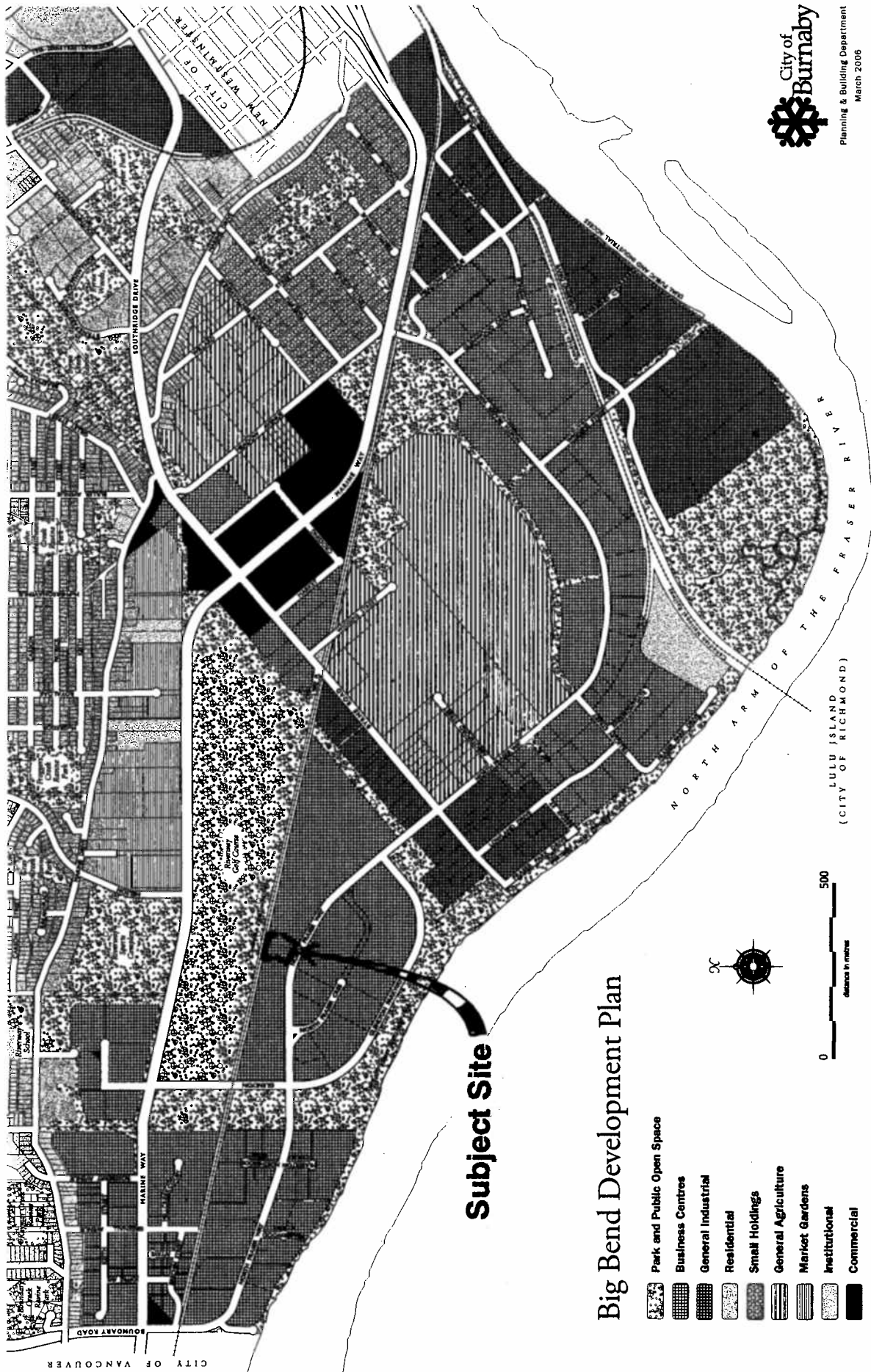
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Drawn By: J.P.C.

Date: May 2008

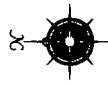
REZONING REFERENCE # 08 --17
Portion of 5115 North Fraser Way

Sketch #1



Big Bend Development Plan

- Park and Public Open Space
- Business Centres
- General Industrial
- Residential
- Small Holdings
- General Agriculture
- Market Gardens
- Institutional
- Commercial



LULU ISLAND
(CITY OF RICHMOND)

REZONING REFERENCE # 08 --17
Portion of 5115 North Fraser Way

Sketch # 2

**CHRISTOPHER
BOZYK ARCHITECTS LTD.**

PL
Ref 08-17

May 5, 2008

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Attention: Basil Luksun – Director of Planning & Building Departments
Re: Glenlyon Business Park Multi Tenant Office Building

Dear Basil,

On behalf of our client, Canada Lands Company Ltd., we are making an application to re-zone the above property to CD with M5 Light Industrial as a guideline. In keeping with the high standards set at Glenlyon Business Park, a 94,000 sq. ft. Leed Gold, Multi Tenant Office Building is being proposed. We ask that Council accept this re-zoning application and will direct staff to work with us to prepare a suitable form of development.

We trust this meets with your approval.

Regards,
CHRISTOPHER BOZYK ARCHITECTS LTD.



Christopher Bozyk, M.A.I.B.C., M.R.A.I.C

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #07-59
2008 MAY 26

ITEM #9

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Ledingham McAllister Communities Ltd.
3rd Floor, 1285 West Pender Street
Vancouver, B.C. V6E 4B1
(Attention: Paul Faibish)
- 1.2 **Subject:** Application for the rezoning of:
Lots A & B, D.L. 120, Group 1, NWD Plan 13545, Lot A, D.L. 120,
Group 1, NWD Plan 9309, Parcel One (Expl. Plan 12387), D.L. 120,
Group 1, NWD Plan 9309 and Lot B Except: Firstly: Part on Expl.
Plan 12387 and Secondly: Parcel A (Ref. Plan 30241), D.L. 120,
Group 1, NWD Plan 9309
- From:** M1 Manufacturing District, M5 Light Industrial District
and C4 Service Commercial District
- To:** CD Comprehensive Development District (based on RM5
Multiple Family Residential District, P3 Park and Public
Use District and Brentwood Town Centre Plan guidelines)
- 1.3 **Address:** 1680 and 1710 Gilmore Avenue, 1771, 1779 & 1791 Douglas Road
- 1.4 **Location:** The subject site is located at the northwest corner of Douglas Road
and Halifax Street (Sketch #1 attached).
- 1.5 **Size:** The site is triangularly shaped with a total gross area of 10,033.32 m²
(2.48 acres).
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit
a high-rise apartment tower with street-facing townhouses, and to
provide clarification to the Brentwood Town Centre Development
Plan for this precinct north of Halifax Street.

2.0 NEIGHBOURHOOD CHARACTERISTICS

2.1 The overall discontinuous subject site encompasses six properties; 1791 Douglas Road is occupied by an older building housing the Fijian Cultural Centre; 1779 Douglas Road is occupied by an older building developed in line with its M1 zoning; 1771 Douglas Road is occupied by an older building; 1710 Gilmore Avenue (which is two legal lots) is occupied by two multi-tenant buildings in fair condition; and, 1680 Gilmore Avenue is occupied by a small industrial/office development constructed in line with its M5 zoning. The site slopes significantly down to the south, away from Douglas Road. To the south across Halifax Street is a recently constructed multiple-family development, which includes both low and high-rise buildings, as well as a hotel development and a small industrial building. To the northeast across Douglas Road is the Masonic Cemetery. Immediately northwest is a large industrial building with a very high site coverage and developed with minimal sideyard setbacks. Further to the northwest is an industrial area characterized by older buildings on small lots.

3.0 GENERAL COMMENTS

3.1 The Brentwood Town Centre Development Plan designates a precinct bounded by First Avenue alignment, Douglas Road, Halifax Street and Gilmore Avenue for Succession (Industrial to Residential) (see **attached** Sketch #2). The Succession designation is intended to provide for a transition of industrial to residential uses in key locations within the Town Centre. In terms of density, the Plan recognizes the individual nature of each of the Succession precincts, and as such does not prescribe a discrete zoning district as a guideline. Rather, development is intended to be evaluated based upon localized conditions. Given the site's relationship to surrounding high density residential (RM5) designations and emerging development, the timing of the proposed development, and in light of adequate supporting soils, it is felt appropriate to consider the subject site and the balance of the Succession properties in this precinct for higher density development. It is proposed that this rezoning amendment, using the RM5 Multiple Family Residential District as guidelines, act as clarification of the Plan's intent for this Succession precinct for the aforementioned reason and as outlined in subsequent sections of this report.

3.2 The subject site encompasses a southern portion and a northern portion (see **attached** Sketch #1). The southern portion entails the consolidation of 1771, 1779 & 1791 Douglas Road with widening dedications referenced along Douglas Road. The southern portion will accommodate the proposed actual residential buildings.

The northern (separated) portion of the subject site is designated for both road (First Avenue Connector) and Park (southernmost extent of Willingdon Heights Park). Once the First Avenue Connector is dedicated and constructed, Douglas Road between Carleton and Gilmore Avenues will be enabled to be closed and incorporated into adjacent parkland.

Consequently, the resulting net development site is composed of 0.70 acres for the northern portion and 1.40 acres for the southern portion.

The portion of 1710 Gilmore Avenue south of the First Avenue connector is not part of the subject net site and will be reserved for future consolidation with the abutting 1735 Douglas Road. It is noted that the applicant has also made an effort to acquire the interior properties at 1735 and 1763 Douglas Avenue to achieve a continuous development site.

- 3.3 Due to the timing of this development and its proposed advancement as a component of the overall assembly site indicated in the Development Plan, and in light of the discontinuous nature of the development site, it is proposed that density be attributed to park and road dedication areas and be assigned to the southern development site. It should be noted that by assigning density to the road dedication area for the First Avenue Connector, which is not required to support development on this site, and allocating the density to be transferred, the closure of Douglas Road for park purposes is made possible. This resulting 0.70 acre northern land component would be designated for public open space purposes and it is proposed that title would be transferred to the City for park purposes. The Parkland Acquisition Charge will continue to apply as the applicant is benefiting from the full RM5 District density allocation for this component of the northern portion. Even though this northern portion is separated from the southern portion of the development site, the density allocation has merit based on the fact that two key objectives of the Brentwood Town Centre Development Plan are achieved in connection with this rezoning amendment proposal. These are: the acquisition of a significant portion of Willingdon Heights Park including the completion of the final southern configuration of the Park permitted by a closure of a portion of the Douglas Road right-of-way; and, the ability to connect First Avenue to Douglas Road in line with its "Major Collector-Primary" designation, which is part of the adopted Burnaby Transportation Plan – Major Road Networks, a strategic aspect of the overall transportation network in the Town Centre area. The dedication and construction of the First Avenue Connector would allow the closure to traffic and development of the closed portion of Douglas Road as part of Willingdon Heights Park.

The southern development site has a gross area of approximately 60,680 sq. ft. For density allocation purposes, the northern site has approximately 30,641 sq. ft. of gross area for transfer to the southern site, resulting in an overall buildable density in the range of 238,000 sq. ft., based on the maximum allowable residential floor area ratio of 2.6 FAR applicable to the total overall site, which is inclusive of the proposed use of the 0.4 FAR amenity bonus. A Section 219 Covenant on the southern portion will confirm its maximum permitted floor area.

A separate report which specifically addresses the nature of the amenity density bonus will be pursued through the Community Development Committee.

3.4 The proposed development concept is comprised of one high-rise apartment tower in the range of 29 storeys, and street-fronting townhouses along Halifax Street. All parking is proposed to be located underground. Primary vehicular access to the site would be taken from Halifax Street, though a minor pick-up/drop-off access is proposed to be taken from Douglas Road.

As noted above, this overall development approach is supportable given the planned and evolving development pattern in the general area north of Lougheed Highway with its substantial high-rise building forms.

3.5 The planned closure of Douglas Road between Carleton and Gilmore Avenues would occur once the First Avenue Connector is constructed. The developer will be required to construct the First Avenue Connector linking Douglas Road to First Avenue in connection with this proposed development. The specific related servicing requirements for this road will be included in the Public Hearing report to be submitted at a later date. A dedication of 1.8 m. on Douglas Road is required from the southern development site for separated sidewalks.

3.6 Servicing requirements will include, but not necessarily be limited to:

- Upgrading of the Douglas Road frontage to a full urban standard including separated sidewalks, front boulevards with street trees and street lighting;
- Dedication and construction of the First Avenue Connector to a full standard connecting Douglas Road to First Avenue, including an urban trail on the north side, separated sidewalks on the south side, and front boulevards with street trees and street lighting;
- Construction of an east-west 4.0 m. wide urban trail along the north side of the First Avenue Connector adjacent Willingdon Heights Park;
- Preducting Gilmore Avenue for a future traffic signal at First Avenue;
- Undergrounding of overhead wires on the east side of Gilmore Avenue and on the north side of Halifax Street; and
- Storm, sanitary sewer and water main upgrades as required.

3.7 Due to this site's proximity to Gilmore Avenue and Douglas Road, a noise study is required to ensure compliance with Council-adopted sound criteria.

3.8 While much of the site is expected to be excavated for development, a few large trees exist on the site and therefore a tree survey is required.

- 3.9 Submission of a Site Profile and resolution of any arising conditions is required.
- 3.10 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 3.11 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in Burnaby's Town Centres.
- 3.12 An on-site stormwater management plan is required.
- 3.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

4.0 RECOMMENDATIONS

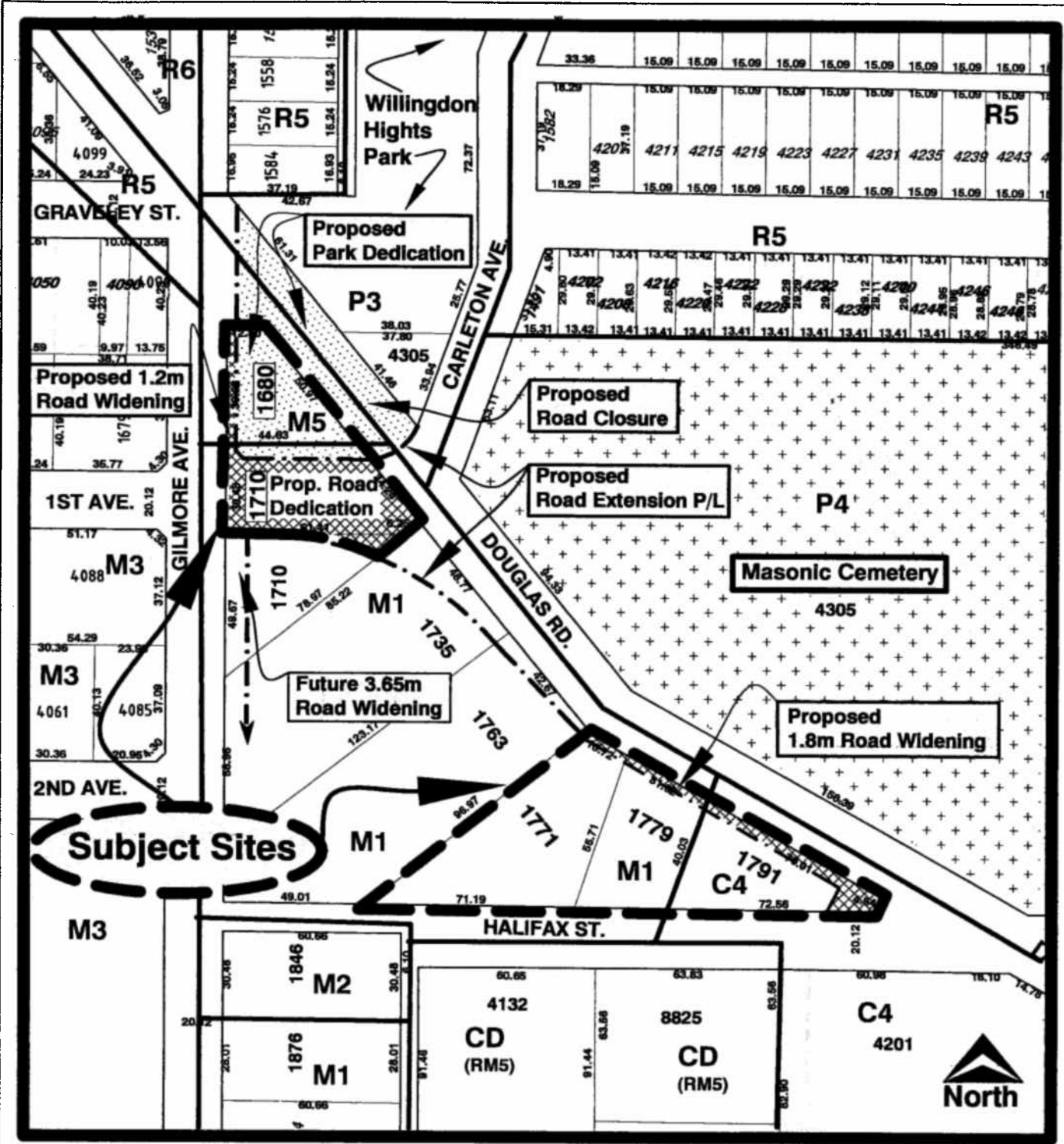
- 1. **THAT** copies of this report be sent to the owners at 1735 and 1763 Douglas Road.
- 2. **THAT** the Brentwood Town Centre Development Plan Land Use Concept sketch be amended to indicate tower forms and a RM5 designation for the Succession properties bounded by Gilmore Avenue, Douglas Road, Halifax Street, and the First Avenue Connector as outlined in Section 3.1 of this report.
- 3. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

FBW/

EK:gk

Attachments

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Clerk



Planning and Building Department

Scale: 1 : 2000

Drawn By: J.P.C.

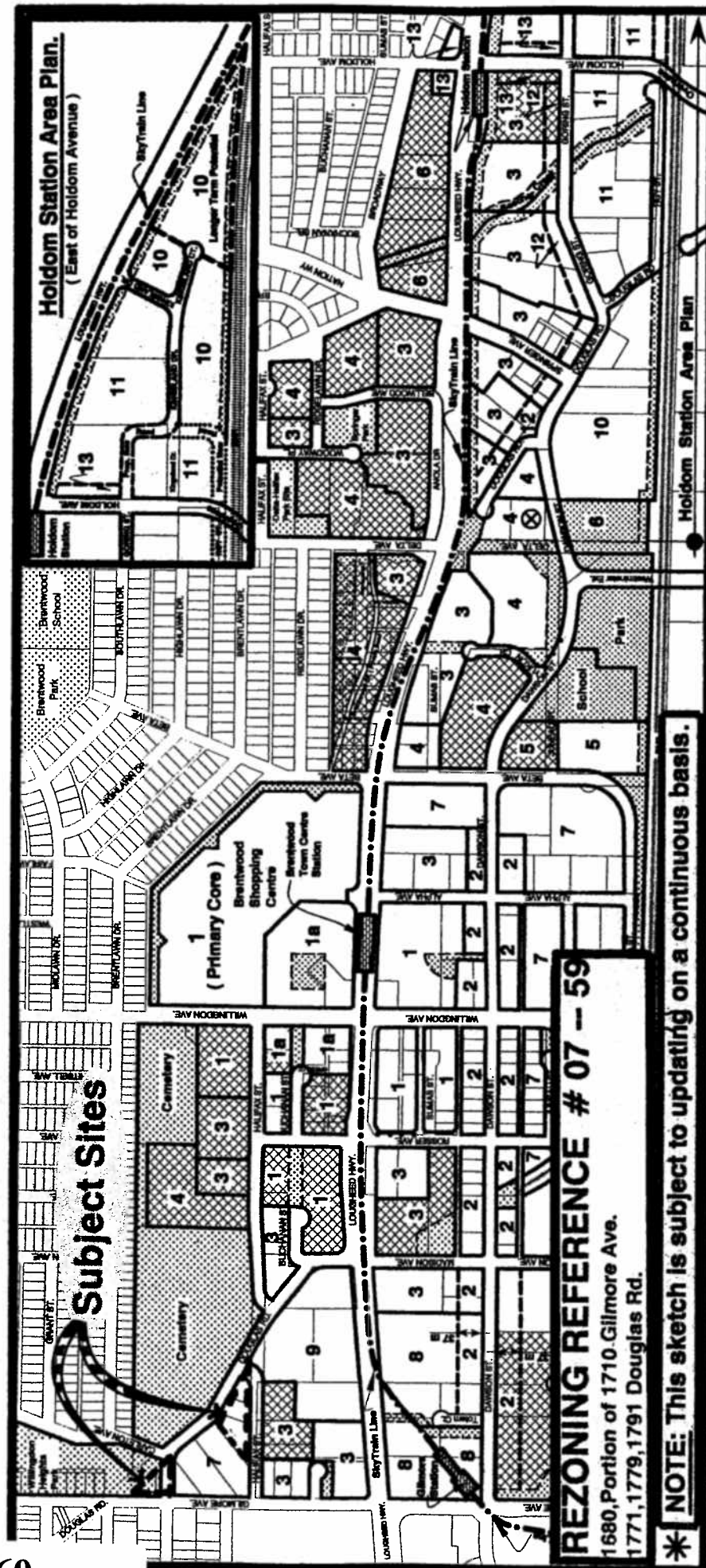
Date: May 2008

REZONING REFERENCE # 07 -- 59

1680, Portion of 1710 Gilmore Ave.

1771, 1779, 1791 Douglas Rd.

Sketch # 1



REZONING REFERENCE # 07 - 59

1680, Portion of 1710, Gilmore Ave.
1771, 1779, 1791 Douglas Rd.

*** NOTE: This sketch is subject to updating on a continuous basis.**

**Brentwood Town Centre
Development Plan
(Including Holdom Station Area Plan)**

Land Use Concept

- LEGEND:**
- 1 → Core Development CD (C3, RM5) → 1a → CD (C3)
 - 2 → Village Street C9
 - 3 → Residential (High Density) CD (RM5)
 - 4 → Residential (Medium Density) CD (RM3)
 - 5 → Residential (Medium Density) CD (RM2)
 - 6 → Residential (Low-Density Townhousing) CD (RM1)
 - 7 → Succession (Industrial to Multiple Family Residential)
 - 8 → Secondary Commercial CD (As per RZ #00 - 25)
 - 9 → Existing Service Commercial
 - 10 → Suburban Business Centre (B1)
 - 11 → Urban Business Centre (B2)

- 12 → Live/Work or Townhouse Buffer CD (C2, RM2)
- 13 → Street Frontage Commercial Mixed Use CD (C2, RM3)
- ⊗ Areas may include tower forms .
- ▨ Park, School, Public Open Space, Buffer
- ▩ Completed or Rezoned in Accordance with Development Guidelines



1, 1996
Updated to May 2008



Planning and Building Department
North

GK



LEDINGHAM McALLISTER

3rd Floor, 1285 West Pender Street, Vancouver, BC, Canada V6E 4B1 / (604) 662-3700-FAX: (604) 684-9004

April 30, 2008

Ed Kozak, Community Planner
City of Burnaby
3rd Floor – 4949 Canada Way
Burnaby, B.C. V5G 1M3

Dear Mr. Kozak,

RE: REZONING APPLICATION
1680, 1710 Gilmore Avenue, 1771, 1779, 1791 Douglas Road

Please accept this letter and attachments as our rezoning application for the above-noted properties located in the Brentwood Town Centre Plan, from M1 Manufacturing District, M5 Light Industrial District and C4 Service Commercial District to Comprehensive Development (CD) District based on RM5 guidelines.

We are proposing to demolish the existing industrial buildings on these properties and redevelop the 1771, 1779 and 1791 Douglas Road with a multi family building under the CD (RM5) guidelines. As per the Brentwood Town Centre Plan, the property at 1680 Gilmore Ave would be dedicated as park and the required portion of 1710 Gilmore Avenue would be dedicated as road for the connection of First Avenue to Douglas Road. The density from these dedications would be transferred to the development site. We also propose to utilize the amenity density bonus provisions of the Zoning Bylaw for this development.

The redevelopment of this prominent site on the western edge of the Brentwood Town Centre core area is intended to be in accordance with the goals set out in the Brentwood Town Centre Plan. We look forward to working with the City on this exciting opportunity.

Yours truly,

LEDINGHAM McALLISTER COMMUNITIES LTD.

Charles Fawkes
Development Manager

Attach